

# GARDNER COMMUNITY ECONOMIC DEVELOPMENT & ILLUSTRATIVE MIXED USE MASTER PLAN 2023

## GARDNER MAIN STREET ADVISORY BOARD



ELECTRA JOHNSON  
DESIGN & PLANNING LLC.



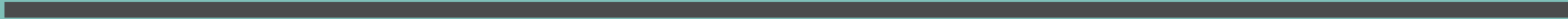
DOWNTOWN  
COLORADO  
inc.



Economic Development & Mixed-Use Master Plan











# COMMUNITY OF GARDNER

**MIXED USE MASTER PLAN &  
ECONOMIC DEVELOPMENT PLAN  
PLANNING 2022- 2023  
IMPLEMENTATION BEGINING IN 2023**



## FOREWORD

This Report Directly Addresses Health Equity, Which Is Sorely Lacking In Our Community, By Constructing A Multi-Use Cooperative Facility That Will Serve As The Focal Point For Food Security And Distribution, Fuel Access, Library Services, A Commercial Kitchen For Local Producers, A Nature Trail, And Community Garden. With This Foundation, In Future Phases, We Will Support Tele-health Services, Prescription Pick-Ups, Access To More Recreation, And Ultimately Build Affordable Attainable Housing.





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# GARDNER COMMUNITY

## MIXED USE MASTER PLAN & ECONOMIC DEVELOPMENT PLAN

### ACKNOWLEDGEMENTS

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#### **Main Street Advisory Board**

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# 01



## INTRODUCTION

As the world shifts, Gardner is shifting too, albeit more slowly than other areas in Colorado. Gardner has rich geologic history, volcanic plug of the Gardner Butte mix with layers of Precambrian ocean floor nestled in the Upper Huerfano River Valley between the Wet Mountains and the Sangre de Cristo Mountains.

Gardner has historically attracted a frontier type of person; resilient, capable, able to make something out of nothing; from the First Native people, the Ute, Camanche and Arapaho, whose decedents still call the Upper Huerfano Valley home, to the Spanish Conquistadors, French Trappers, Traders, Frontier explorers who travelled on the Taos Trail and stopped at the Montoya Ranch in Farisita or Badito, a stopping point between Bents Fort and Fort Garland. To the Hippies who moved to Huerfano County in the late 1960's from all over the country, families who moved to Huerfano County for a quieter way of life, artists looking for a place of practice, retirees looking for an affordable and peaceful community, people returning to their roots have all come to call Gardner home. Gardner continues to shift with the ability of people to work from a place of their choosing. There are more and more people who travel and work as well and grown children coming home to quiet and nature.

As the world becomes more transient and people are looking for places to get away from the bustle of the big city, Gardner can be a place that opens its arms to change. It always has. From a sleepy little dry ranching farm community to a hippie haven to an interconnected rich, resilient community. The things that need to remain the same are the sense of community welcome, the brilliant dark stars overhead and the vistas in all directions.

# OVERVIEW | PURPOSE

The Unincorporated Community Of Gardner Is A Vibrant And Progressive Community That Serves As The Heart For Education And Community And Local Amenities For The Upper Huerfano Region. The Community Of Gardner Is Strong, Resilient, And Resourceful. It Is A Hidden Gem Of Inclusive Community, With Views In Every Direction, And Some Of The Brightest Stars And Darkest Skies In Colorado.

## ➔ COMMUNITY PRIORITIES

**THE COMMUNITY OF GARDNER WILL FOCUS THE PROJECT ON LEVERAGING EFFORTS TO ADDRESS FOUR PRIORITY AREAS, INCLUDING:**

- HOUSING
- ECONOMIC DEVELOPMENT
- INFRASTRUCTURE
- RECREATION

## ➔ GARDNER MAIN STREET PROJECT GOALS

**INCREASE SUSTAINABLE OPPORTUNITIES FOR LOCAL ECONOMIC DEVELOPMENT**

**SUPPORT THE RESILIENCY OF THE GARDNER COMMUNITY**

**CONNECT COMMUNITY NEEDS TO SOLUTIONS**

## ➔ VISION

**THE FUTURE VISION FOR THE COMMUNITY OF GARDNER IS ONE THAT IS SUSTAINABLE; BOTH ENVIRONMENTALLY AND ECONOMICALLY. A FUTURE THAT MEETS THE CHALLENGES OF CLIMATE CHANGE, WATER IN THE WEST AND GROWTH WITH SOLUTIONS THAT SUPPORT THE RESILIENT NATURE AND IMPROVE THE RURAL WAY OF LIFE FOR ALL RESIDENTS IN THE GARDNER AREA \*.**

**\*Which will be called the Community of Gardner throughout this report.**

## ➔ GARDNER MASTER PLAN GOALS

**The Goal Of This Master Plan Is To Create A Clear Path For The Future Of The Community Of Gardner That...**

1. Preserves the rural way of life and supports the rich fabric of the Community of Gardner and invest in affordable housing options, providing space for current and future residents and service providers.
2. Planning for the infrastructure changes necessary so that that the community of Gardner can meet its future goals of housing, economic development, recreation, infrastructure upgrades, securing water, growing food, providing gas, propane and electric car charging, connecting the area through broadband internet access and upgraded library services.
3. Building a local, sustainable, resilient, economy so that it is easier for people to make a living, which has always been the limiting factor in the community of Gardner. The future of Gardner requires a solution that enables a space for gathering, space for trade, local food, creative space, space for people to build an economic base. As the Global supply chain has become more and more volatile and less reliable, local economies need to rebuild and recreate themselves with local resources.



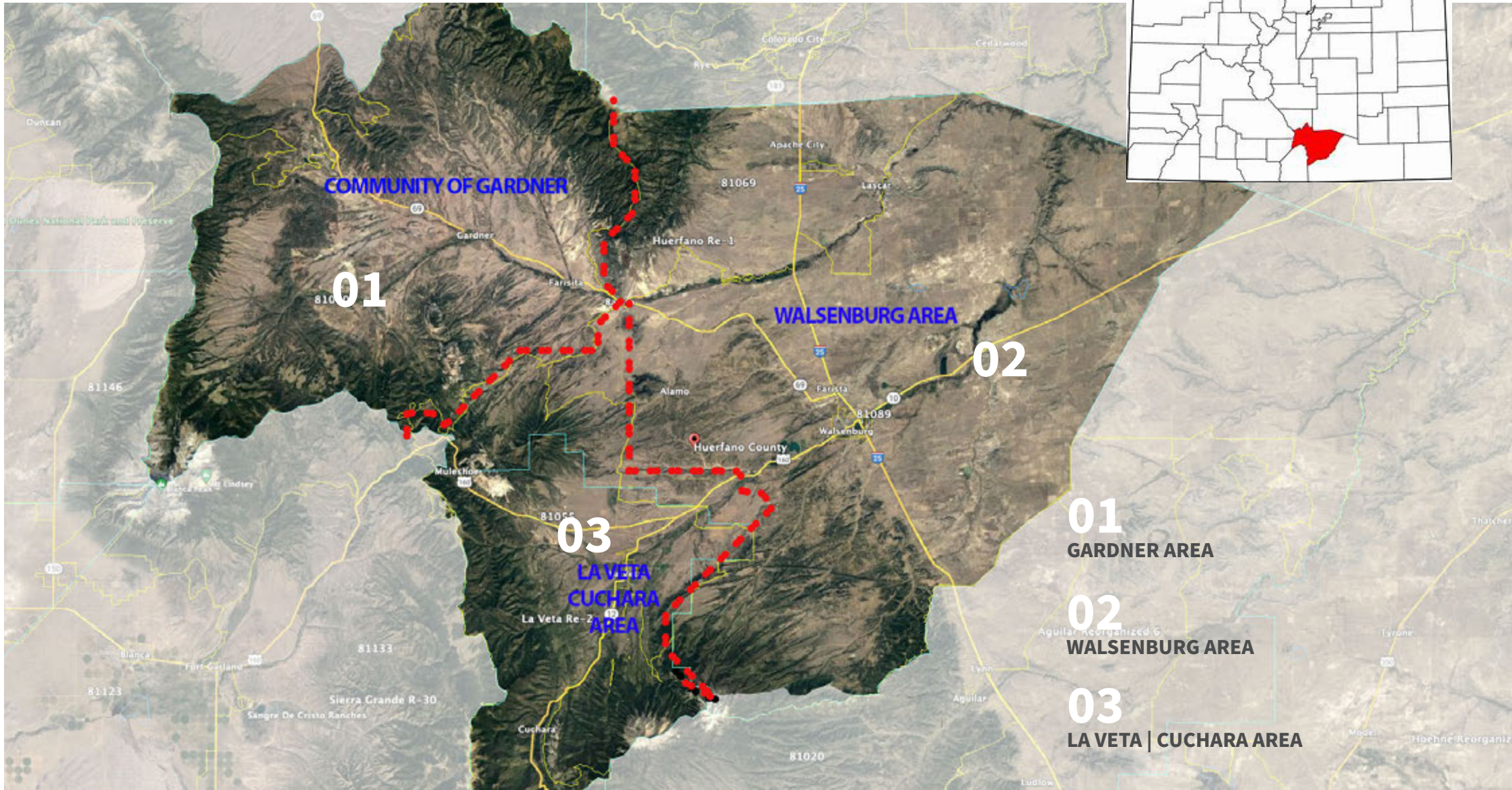
# DEFINING THE COMMUNITY OF GARDNER

This Plan Looks At Goals/ Design Guidelines And Recommendations For The Following Pages Define These Area Divisions

**AREA:** The Community of Gardner - Approximately the 81040 zip code

**VILLAGE:** The Unincorporated Village of Gardner

**SITE:** Area Of Planning Interest - the 31 acres around and including the community center.









## AREA: THE COMMUNITY OF GARDNER

This plan is looking at the greater area around Gardner called the Upper Huerfano, which is rural in nature with a population of approximately 1900. The Upper Huerfano is bordered by La Veta Pass to the south, Custer County and Westcliff to the north west, to the North is the Greenhorn Wilderness and to the east is the Eastern Colorado Plains in Badito. There are 3 pristine wilderness areas; La Veta Pass, Lilly Lake, Blanca Basin and the Huerfano State Wildlife Area, the trailhead to Mosca Pass and the 4 wheel drive road to Medno Pass. The top of Greenhorn Mountain is between 10,000- 11,000 feet and includes miles of open forest and the blue lakes, camping areas and has forest service access. The terrain ranges wildly from high alpine mountain top above timberline at 14,000 to high plains with many exquisite alpine riparian areas. The Gardner Area is home to numerous ranches of all sizes. Some of the more prominent ones are named here: Wolf Springs Ranch, The Aught 6, and the Bar H Ranch are some of the larger operations. The first two both raise buffalo which are sometime seen along the north end of Highway 69 in Huerfano County. There are also numerous other ranches along the Huerfano and Muddy Rivers, up in the Wylie Gulch area, Colonias, Malachite, Pass Creek, Turkey Creek, Santana Springs, Farisita and Badito. Some of the ranches are owned by big corporations and have large houses. Many others are of more modest size. There are also quite a few small family run ranches some of which were settled while the West was

still wild. More than a few are a hundred years old and their families still tell stories of how they were settled. The Montoya Ranch in Farisita was established in the 1840s and first deeded in the 1860s. It was a sheep ranch with 10,000 sheep and later became a trading post and post office. There were similar settlements in Redwing, Chama, Gardner, Farisita and Badito. In the north end of the county is Mission Wolf. It is a sanctuary for wolves and is one of the few places where one can observe wolves living in alpine habitats and also interact directly with certain wolves.

In the late sixties various countercultural groups settled in the Gardner area. Libre was founded by a group of like-minded East Coast artists. The Anonymous Artists of America was a San Francisco rock band that bought land and settled near Chama. The Red Rockers had a core of Los Angeles film and drama artists. They built a magnificent 60 foot dome which was often used as a theatre as well as their home. Other communal endeavours also happened, a free school, a food co-op, a tree planting co-op and farms. Somewhat later a Native American group founded Atzlan, Atzlan still hosts an annual Sun Dance as well as sweat lodges. Large groups assemble there to enjoy and preserve Native spiritual traditions.

There are also increasingly large numbers of tourist who come here to enjoy the abundant natural beauty of this mountainous region.

# GARDNER AREA LOCAL NAMES





# VILLAGE:

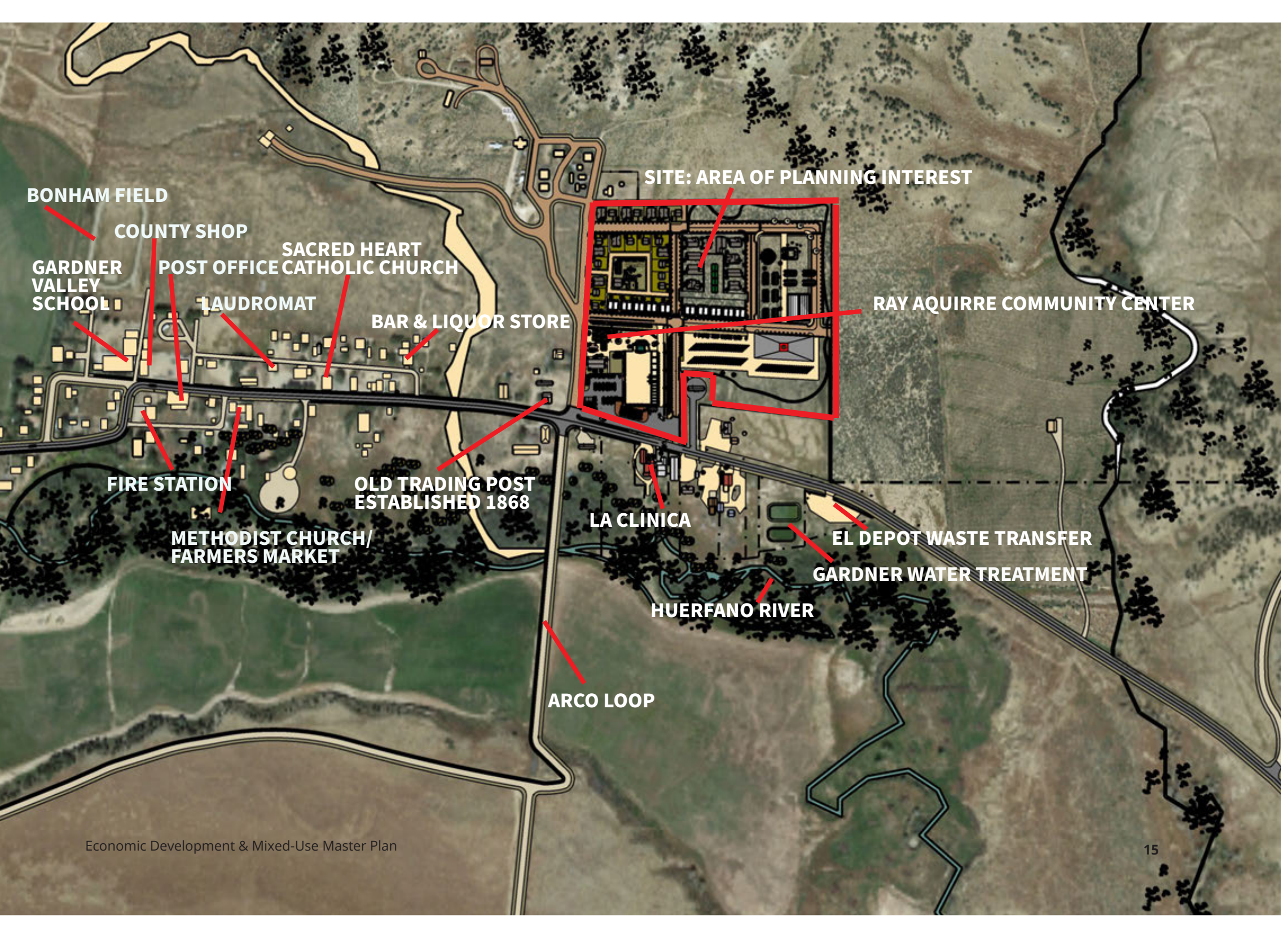
## THE UNINCORPORATED VILLAGE OF GARDNER

Gardner in spite of being tiny and historically somewhat isolated has long served as the area's cultural center. In recent decades it has had the reputation of having an excellent K-8 school.

The Community Center has hosted many weddings, gathering of clans, festivals, dances, rodeos, community meetings as well as Precinct voting. Gardner has two lovely churches both build by their congregations in simpler times.







**BONHAM FIELD**

**COUNTY SHOP**

**GARDNER VALLEY SCHOOL**

**SACRED HEART CATHOLIC CHURCH POST OFFICE**

**LAUDROMAT**

**BAR & LIQUOR STORE**

**SITE: AREA OF PLANNING INTEREST**

**RAY AQUIRRE COMMUNITY CENTER**

**FIRE STATION**

**OLD TRADING POST ESTABLISHED 1868**

**LA CLINICA**

**EL DEPOT WASTE TRANSFER**

**METHODIST CHURCH/FARMERS MARKET**

**GARDNER WATER TREATMENT**

**HUERFANO RIVER**

**ARCO LOOP**



# **SITE: AREA OF PLANNING INTEREST: 31 ACRES AROUND & INC. THE COMMUNITY CENTER**









# COMMUNITY OF GARDNER

## BACKGROUND & PROFILE

### Huerfano County

Huerfano County encompasses 1,593 square miles and is home to approximately 6,800 residents. The County is governed by a three (3) member Board of Commissioners, elected by districts to four (4) year terms. Huerfano County is home to two (2) incorporated communities: Walsenburg and La Veta as well as several unincorporated communities including Gardner and Cuchara.

Huerfano County, through its staff and officers, provides a variety of services including, but not limited to: zoning and code enforcement, law enforcement, revenue assessment and collections, road and bridge construction and maintenance, social services, and general government administration. Inclusive of elected officials and staff, the County employs approximately 110 full-time employees and has an annual operating budget of approximately \$16 million dollars.

### Gardner Profile

The Community of Gardner Colorado is the hub and central gathering spot for the Upper Huerfano District. This includes all of the Upper Huerfano Fire District with Gardner addresses and encompasses the entire northwest part of Huerfano County. The community is situated in the Huerfano River valley, surrounded by the Wet Mountains with Greenhorn to the north, the Sangre de Cristos including the Crestone Needles and Blanca to the west, Silver Mountain and the Sheep Mountains form the southern edge. The community of Gardner is an unincorporated community located in northern Huerfano County near mileposts 25/26 on Colorado Highway 69 between Walsenburg and Westcliffe. Community of

Gardner residents enjoy the pleasures of rural living, including dark skies, beautiful views and sunsets and sunrises and a beautiful countryside that ranges from riparian habitat along the Huerfano River that runs through community of Gardner to high desert, prairie, and alpine mountain zones.

Of the people who live in the unincorporated village of Gardner approximately half identify as Hispanic, multi-racial, or American Indian. The community's history stretches back to the 1850s, when it functioned as a stop along the stagecoach line from Westcliffe to Walsenburg. It is surrounded by several mining and trading post ghost towns. As a result, numerous structures of potential historic value, including examples of late 1800s adobe construction, are in the area. In the 1960s, the community attracted a large hippie population, and several smaller communes and intentional communities continue to exist in the area, most notably the artist commune of Libre located in the Wet Mountains north of Gardner, but also included AAA, Redwing, the Orviz Farm and the Red Rocks. Gardner (the village) has always been the hub and meeting ground for the Wet Mountain valley. It has offered the Gardner School, the Agnes, the original trading post, the post office, Randy Dressler's co-op, chuck wagon dinner's at the church, Mickey's laundromat and food bank, the farmers market in the summer, and the community center where the rodeo is held, funerals and wedding receptions, dances and fund raisers, and Hippie Days. The community of Gardner acts as the population center for much of northern Huerfano County, and contains a county-run community center, post office, fire station, Pre-K-8 charter school, multiple



churches, bar and liquor store, and branch library (in a mobile bus). The area surrounding the community of Gardner is a sparsely populated mix of public and private lands but has recently seen an increase in homesteading and second home ownership. Numerous recreational opportunities exist in the area, including publicly accessible US Forest Service trails. The Community Center anchors the east side of Gardner near the Butte while the Gardner School anchors the West side of the main street of Highway 69. Gardner has been a hub of creativity and

resourcefulness. Gardner is a place where extraordinarily people are born and raised, where cultures mix and people take care of each other, and community, humor, music, environmental stewardship and resiliency are the core values.



# GARDNER COMMUNITY DEMOGRAPHICS

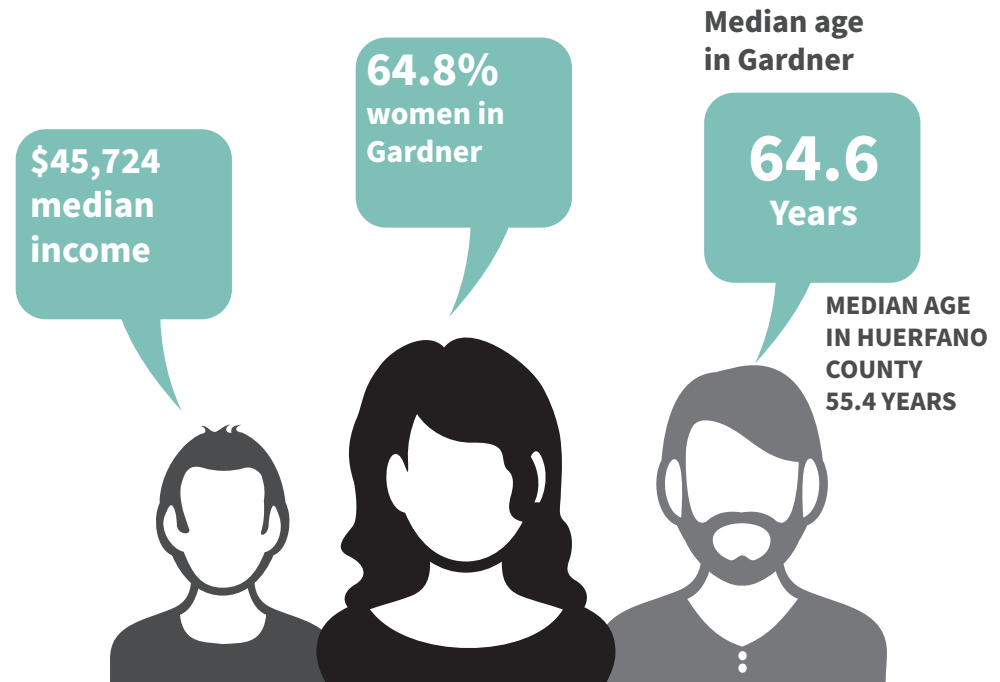
<b>Gender:</b>	<b>64.8% Women</b>
<b>Age:</b>	<b>The Median Age Is 64.6 Years With 45.6% Of The Population Over The Age Of 65</b>
<b>Education:</b>	<p><b>40.9% Of People Living In Gardner Have A Only A High School Diploma</b></p> <p><b>46.1% Have Some College But No Degree</b></p> <p><b>13% Of People Living In Gardner Have A Bachelors Degree Or Higher.</b></p>
<b>Total Households by type of household:</b>	<p><b>52.1% Married - Couple Family</b></p> <p><b>4.9 % Male Householder No Spouse Present Households</b></p> <p><b>43.1% Female Householder No Spouse Present</b></p>

**From The Usps**  
**Zip Code 81040 Is Located In Southern Colorado And Covers An Extremely Large Land Area Compared To Other Zip Codes In The United States. It Also Has A Slightly Less Than Average Population Density.**

**The Number Of Middle Aged Adults Is Extremely Large While The Number Of Seniors Is Extremely Large.**

\* All Data Is From The 2020 Census And From The Us Postal Service

## AREA PROFILE

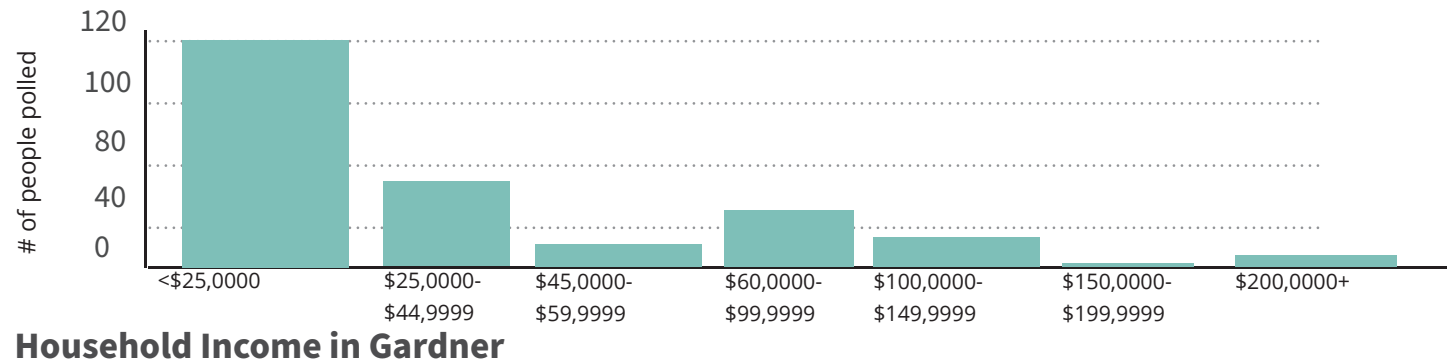
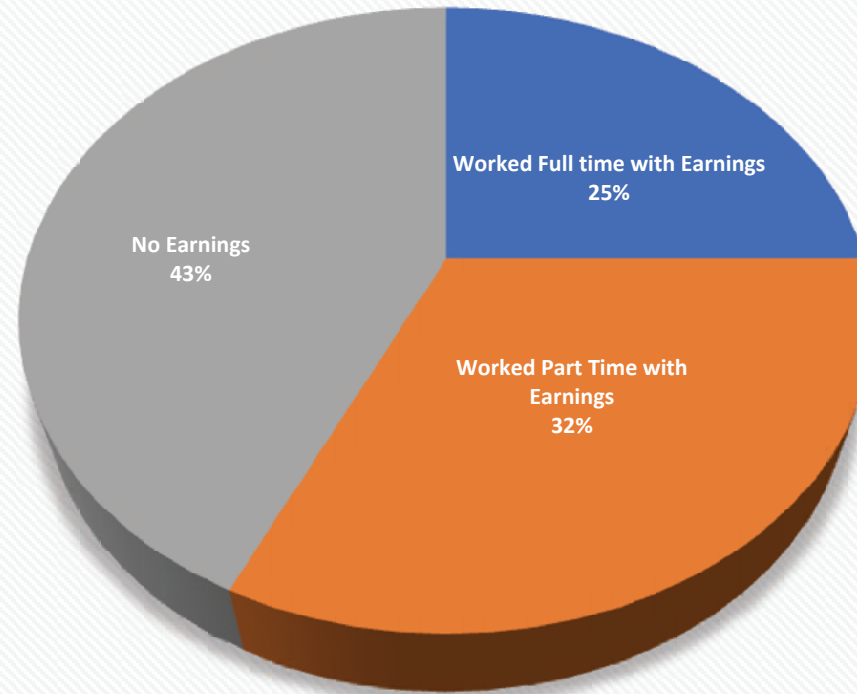


**Median Household** **\$33,790**

**Poverty Rate** **8.7%**

The area of Gardner is defined as rural. By and large, Huerfano county's population is declining and leaning towards an older population, the area around Gardner follows that trend. Gardner, is an underserved, low income, rural area. Most commute over 35 miles each way for employment, groceries, fuel and other basic services and 90.3% drive alone. The population has more women than men at 64.8% with 43% single female households. The median age is 64.6 years with 45.6% of the population over the age of 65, and a disabled population of 31.5%- primarily ambulatory, self care and independent living. The population is aging and there is not housing stock to support the aging population. There is an 8.7% poverty rate and a median household income of \$45,724, 12.4% of those do not have health care coverage at all. 13% of people living in Gardner have a bachelors degree or higher. and the majority of people are married at 52% and 43% are single female households with no spouse present. 83.2% school entrollment rate for kids kidergarden to 12th grade in Huerfano County. The Median rent in Gardner is \$638/ month.

### Gardner Area Employment Status Data from USPS





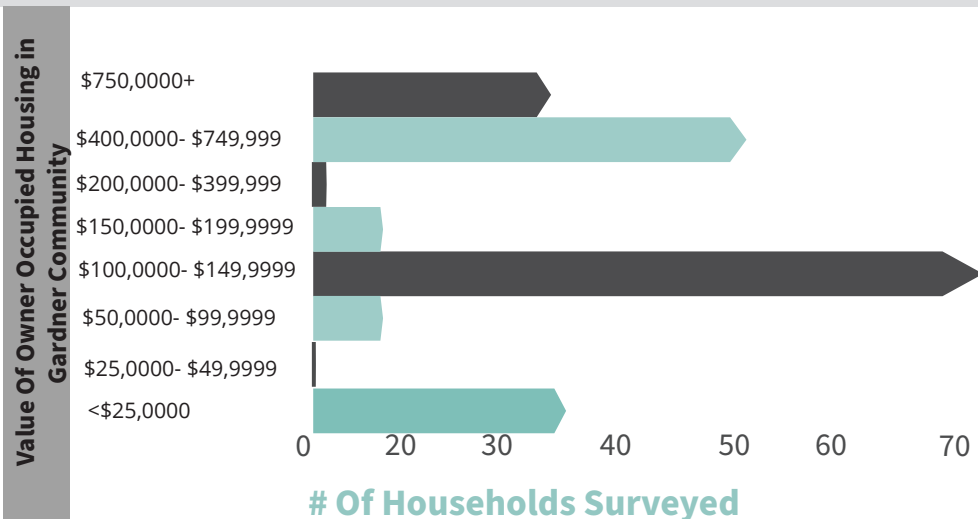
# HOUSING IN THE GARDNER COMMUNITY

There is a 100% home ownership rate in Gardner Colorado, Huerfano County according to the 2020 US census. The majority of houses are vacant. Homes in ZIP code 81040 were primarily built in the 1980s or the 1990s or before 1939. Looking at 81040 real estate data, the median home value of \$150,000 is slightly less than average compared to the rest of the country. It is also slightly less than average compared to nearby ZIP codes. 81040 could be an area to look for cheap housing compared to surrounding areas. Rentals in 81040 are most commonly 3+ bedrooms, if you can find a rental, the high percentage of vacant houses are generally lacking in services, like electricity, plumbing and water. The majority of newer housing is prefabricated housing, like mobile homes or trailers including 5th wheel trailers not attached to any services. The rent for 3+ bedrooms is normally \$1,000+/month including utilities. One of the primary reasons that this project was initiated is that there is no new housing stock in the Gardner Community, no housing for purchase that meets codes or qualifies for a loan, no housing for teachers at the Gardner Valley School (teachers have rented RV's from local residents), no housing to have a Huerfano County Sheriffs Officer and their family living in the community, to increase response times for emergencies, no housing for the needed vacancy of a fire chief for the Upper Huerfano Fire District, which is made up of 10 volunteer firefighters and has an additional 4 other volunteers on the fire board. Because the homeownership rate is 100% in the Gardner Community,

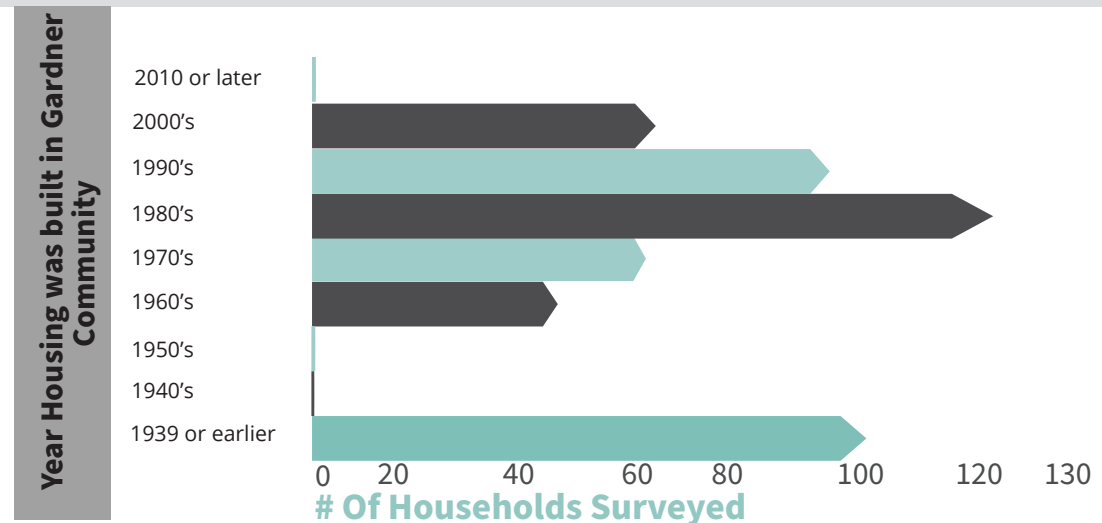
despite the median income being around \$33,000 the community is stable, and people for the most part help each other out and take care of each other. The community is by and large older, female and economically disadvantaged, and the population is declining. However, this opens up tremendous opportunity for families looking for a good place to raise their children that is affordable, has access to nature and who want to be part of a community.

The Gardner Valley School has been consistently rated one of the best rural schools in Colorado. Gardner Valley School provides an educational program focused on agriculture and environment in a small caring dedicated school community as unique as the rural surroundings in which residents live. According to the mission stated by Gardner Valley School, the school "fosters creative, happy, healthy students who are both thinkers and doers, actively contributing to their community and the world. At GVS, children develop into well-rounded socially, emotionally and physically intelligent learners, growing their creativity, critical thinking and craftsmanship through engagement with their local communities and the world." These are the types of resourceful students and citizens who can rise to the challenges to be faced in the future.

**Owner Occupied Home Values in Gardner**



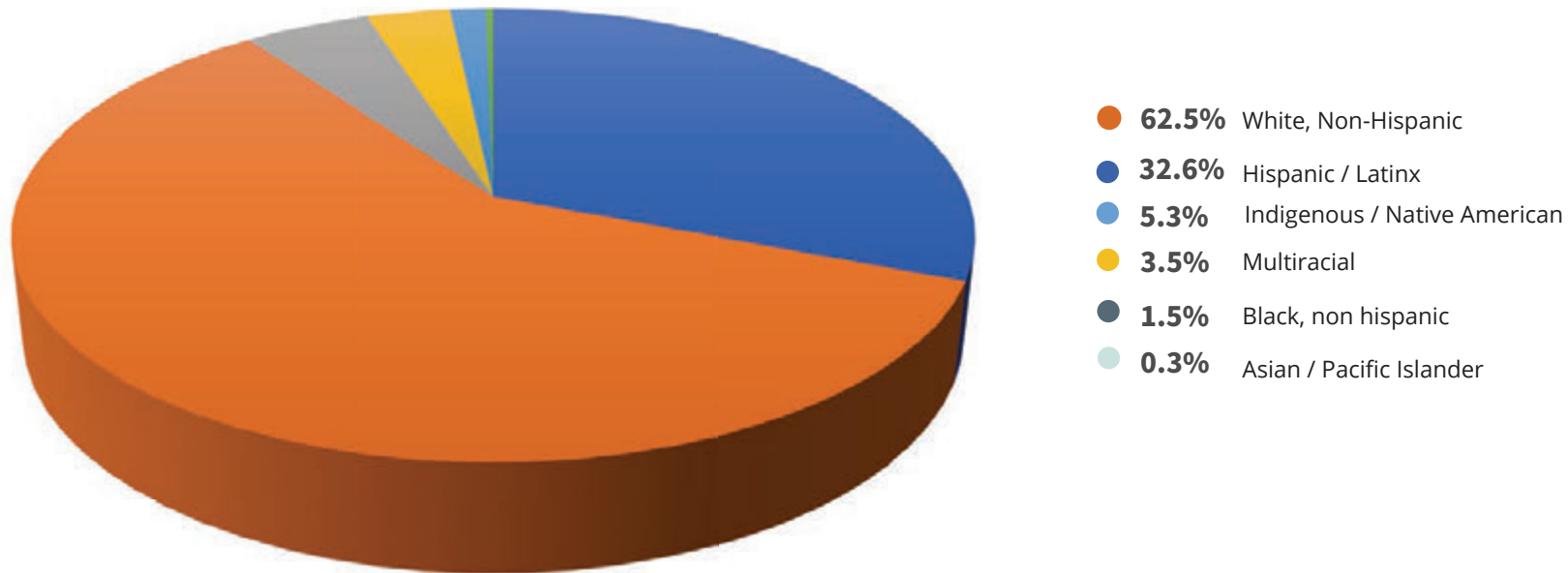
**Year Housing was built in Gardner**





# Gardner Area Racial Makeup

\*All data is from the 2020 Census/ USPS/ Huerfano County Survey



The community of Gardner has been traditionally underserved because it is rural, unincorporated, and the poorest part of Huerfano County. It serves as the central gathering hub for the entire northwest part of the county. The population is made up of Native American Latinx dry land ranchers and families who have resided in the area for generations, as well as people who moved to the area in the 1960's to establish hippie communes, which continue to exist in the area, and their now middle-aged children. This is one of the last affordable pockets of Colorado and as a result has recently seen an increase in homesteading. The population is aligned with the mission to serve those with less power, privilege, and income. Many of the houses in the area have no indoor plumbing and haul water. 50% of the population has a family income of \$25,000, 68% of residents have fair to poor access to affordable healthcare, 57% of the residents have difficulty paying for healthcare, dental care, and insurance, and 63% of the population have difficulty paying for food. The census statistics and the 2022 Huerfano County survey, combined with increased cost of living and the need to commute long distances for food, medical services and fuel, demonstrated the critical need for a Community

Economic Development & Mixed-Use Master Plan

Services Cooperative (CoOp). Recently Huerfano County purchased 31 acres adjacent to the community center to provide opportunities for economic and housing infrastructure for the community. With the help of a DOLA TA grant, the Gardner Main Street Board formed and actively engaged with the community over the past 18 months to determine the best use for this parcel to serve the community's highest needs. The first phase of the project as envisioned by the community will be a multi-use facility supported by the non-profit CoOp that will house a bulk food venue, fuel station, satellite library, prescription pick-up point, and commercial kitchen which would be owned and run by members of the community, with all of the profits going back into the community. This hub will provide health, social, educational, and other community services serving the Gardner area to create a fair and equitable opportunity for dignified aging in place as well as amenities for service providers, especially teachers and volunteer firefighters. The CoOp model will create opportunities that will grow capacity, build equity, and serve the community after the people who started it have passed away or moved on.

## 02

# VISIONING PROCESS & COMMUNITY OUTREACH



Huerfano County received a Department Of Local Affairs (DOLA) Rural Economic Development Initiative (REDI) grant for technical assistance planning for the community of Gardner. The planning was primarily focused on a 29 acre site that was purchased by Huerfano County for the Gardner Community that directly surrounds the Gardner Community Center, which is an additional 2 acres. The purpose of the planning was to find the use that will benefit the community the most and solve some issues that the community has grappled with; including housing, economic development etc. The planning will lead into grant applications and other resource development ideas to build the project.

The Gardner Main Street Board Steering Committee met twice monthly beginning in December 2021 and worked with County

Commissioner Galusha, and county staff to develop a plan for the 31 acres adjacent to and including the Ray Aquirre Community Center. The board took comments from community members present regarding what initial needs they see in the community, including employment, housing, services, ambulance services, and a community clean-up. The board also heard concerns over the impact of growth, including noise and light pollution, water scarcity, and the state of the existing infrastructure.

The Gardner Main Street Board was comprised of residents who first determined the community needs including housing, infrastructure, recreation opportunities and economic development. The board clarified these needs, including long term community investment housing, attainable/ affordable housing, housing for elderly, housing for service providers including teachers, nurses, firefighters and county and law enforcement employees. The second need that was established was economic development including a community cooperative that will provide services including fuel, general store, propane, mail services, and other possibilities for local economic development outlined further in this document. The need to upgrade infrastructure and to add connections to recreation were also outlined.

In June 2022- The board held a community outreach meeting where over 100 residents came out to voice opinions and guide the ideas for the development. The list of needs and desires is outlined in this document. The primary needs the community outlined were housing for teachers, broadband, economic development, slowing traffic on highway 69, health services for rural residents, updating existing homes for residents, as well as availability of local foods, protecting water and being generally prepared for the future. Another primary







issue that arose was the need for a parent organization to go after funding because Gardner is unincorporated and must rely on the county to do its bidding and to help with funding, as a result it has lagged behind the rest of the County with opportunities.

**THE PURPOSE OF THE PLANNING IS TO FIND THE USE THAT WILL BENEFIT THE COMMUNITY THE MOST**

## **Community Visioning Goal #1: A Plan For The Area of Planning Interest That Best Benefits The Community Of Gardner Now And For Future Generations**

## **MISSION STATEMENT**



**Increase Sustainable Options and Opportunity for Local Economic Development & Improve Resiliency for the Gardner Community. Connect Community needs to solutions in Infrastructure, Housing, Recreation & Economic Development Opportunities.**

# GARDNER MAIN STREET ADVISORY BOARD



**JOHN GALUSHA**  
HUERFANO  
COUNTY  
COMMISSIONER  
DISTRICT 1  
CHAIR OF THE  
GMSB



**VASHTI  
WACHTERMAN**  
VICE- CHAIR |  
GARDNER MAIN  
STREET BOARD



**BONNIE RINKER**  
GARDNER MAIN  
STREET BOARD  
MEMBER



**JIM FOWLER**  
GARDNER MAIN  
STREET BOARD  
MEMBER



**DC ADLER**  
GARDNER MAIN  
STREET BOARD  
MEMBER



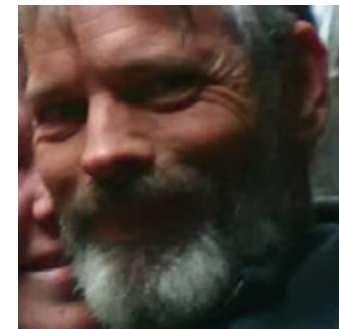
**AMOS MACE**  
GARDNER MAIN  
STREET BOARD  
MEMBER



**CJ DICK**  
FORMER GARDNER  
MAIN STREET  
BOARD MEMBER



**JOSHUA  
KIZZARO-JONES**  
FORMER  
GARDNER MAIN  
STREET BOARD  
MEMBER



**JOHN WHITE**  
FORMER GARDNER  
MAIN STREET  
BOARD MEMBER



# GARDNER MAIN STREET CITIZEN PARTICIPANTS



**DALE LYONS**  
GARDNER MAIN  
STREET CITIZEN  
ADVISOR



**LENA RAUBER**  
GARDNER MAIN  
STREET CITIZEN  
ADVISOR &  
WATER  
COMMISSIONER



**MICKEY  
D'AMBROSIA**  
GARDNER MAIN  
STREET CITIZEN  
PARTICIPANT



**PAULINE  
ADAMS**  
GARDNER MAIN  
STREET CITIZEN  
PARTICIPANT



**NAN FLOYD**  
GARDNER MAIN  
STREET CITIZEN  
PARTICIPANT



**DANIELLE  
GOODRICH**  
GARDNER MAIN  
STREET CITIZEN  
PARTICIPANT

# COMMUNITY OF GARDNER

## HOW OUR PROJECT WAS SHAPED BY THE GARDNER COMMUNITY

### OUTREACH

The Community of Gardner has a history of tackling needs collectively. In the 80s, Gardner teachers & community members formed the Huerfano Community Corporation which was born out of a need for representation in the county. Due to the nature of the unincorporated area, services were needed that this small, underfunded county could not support. Huerfano is one of the poorest communities in Colorado. In the 70's & 80's, La Clinica had a group of nurses & doctors that provided health care including delivering babies (many of the community members working on this project were delivered by these women who are also working on this project). A forestry cooperative was formed called Fourth Corner Forestry to provide employment. There was a bulk food cooperative in the '80's that lasted until its founder passed away. In 2014, Jesse Scott, Gardner Valley School alum & landscape architect, worked with the community to create a Master Plan. A board formed to tackle projects & has been awarded several grants including a Flight for Life helipad & welcome center.

In 2018, HCC started strategic planning & in 2020 launched a Community Survey and Needs Assessment with the county to begin collecting area data. This data led to: the formation of the Gardner Main Street Board (GMSB); purchase of 31 acres around the

Community Center by the County for best use of the community; and in 2021 received DOLA TA funding which enabled GMSB to meet twice monthly, hire Electra Johnson Design & Planning (Gardner School alum), Downtown Colorado Inc, & Roscoe Engineering (local resident) & begin community outreach & planning. The GMSB held 4 community workshops with 75-100 people in attendance at each & 24 open meetings where the community was invited over the course of 18 months to define their needs. RMECO did a feasibility study & survey among area residents to assess the need for a CoOp grocery store & 100% of respondents said yes, 73.4% would shop there weekly. This overwhelming response clarified the critical need for fuel, food access, affordable attainable housing & economic infrastructure for the community & illustrated this unincorporated community was being left out due to socioeconomic systematic bias and lack of representation. Local medical transport does not deliver over dirt roads which comprise 98% of the roads in this community & due to cost people had to choose between medication & food. The community began to call for a physical location & something that would benefit the entire community. This is where the CoOp model emerged.





Community Outreach meetings were held and the community of Gardner came out to express support and concern about development. A large concern was the traffic and safety along highway 69 as well as safety for residents.

The community of Gardner was completely in support of affordable, attainable housing but was concerned about the actuality of it truly being affordable and attainable. The community was also in support of a gas station coop. The need



Economic Development & Mixed-Use Master Plan

for local foods, ability for elderly and other residents to access medical support, food and gas. The economic development and concern about younger generations having housing and jobs. Of great concern was water and the draw on local infrastructure including power - the community was interested in learning much more on sustainable power sources such as solar and wind and the need to be prepared for the future.



# COMMUNITY OF GARDNER NEEDS

## STRENGTHS & OPPORTUNITIES

### COMMUNITY STRENGTHS AND OPPORTUNITIES

All Demographic data show a declining and aging population, the roots planted by the community of Gardner run deep and are world-wide, there is tremendous opportunity with the Gardner Community to reinvent itself yet again, which it has done several times and it has been on the cutting edge of culture and community in those reinventions. One of the most important community aspects to Gardner is that it has largely remained an open slate and that the community works together and looks after each other in a collaborative and creative way.

The leadership and advocacy that is developing through the mentorship of the community elders, a new generation has the opportunity to take the reins and create a vibrant community that has resources and opportunities. The rural nature of Gardner has kept it in a wild west state and there is something important and special in that rural quality. The Gardner Community still adheres to the Code of the West which requires resilience, and resourcefulness and coming together to get things done.

This Gardner Main Street Project presents a tremendous opportunity to create a co-operative development, it enables new generations to come to the community of Gardner to participate, to thrive. These bold steps will enable opportunities for future generations to come to Gardner. It is through the dedication and intergenerational approach that opportunities will be created to secure water, access to public lands, views, clean air, and water. Through continued efforts to work and collaborate with the county and the state, the community will open the doors to opportunities that were never available before the connection of internet. People can work remotely and have access to a healthy affordable lifestyle to raise their children and connect to the land and the landscape.

The Gardner Main Street Project opens the doors to opportunities as the community of Gardner is a gateway to a shrinking wilderness in Colorado that still exists in Huerfano County. The community of Gardner has always kept the Gardner Community School and a commitment to education at the forefront. Moving forward, the community and the greater community of alumni and visitors who this area has touched, will be connected through this process and project to invest in the community. This will ensure that the community of Gardner is not only prepared for a future where climate change and water in the west are more and more important issues to tackle but also where the community of Gardner is leading the charge with ideas that can transform and change the approach to becoming a sustainable and regenerative western community.





# COMMUNITY CHALLENGES

## COMMUNITY CHALLENGES

While economic and community development are a primary focus, the community cannot move initiatives forward without addressing some community challenges that paralyze other progress. The following areas should be addressed:

•**SAFETY**- Small towns often face challenges related to highway safety. The Gardner Community may need to consider a range of strategies to improve safety in this area, working with CDOT to address things such as adding additional signage that create a sense of arrival, working with CDOT to reduce speed limits, or redesigning roadway features such as trees, banners, and/or painted crosswalks. Working with CDOT to address safety concerns is an extremely lengthy and arduous process. In the meantime, the community can try a few guerrilla measures like signs on private property, painting fences to and working with private landowners to add points of visual interest along highway 69 that indicate that a driver has entered a village.

•**ADVOCACY**- It's not uncommon for unincorporated communities to experience a lack of clear voice and representation: This challenge can be a bit more difficult to address, as it may involve addressing broader issues related to community engagement and representation. One potential strategy might be to create more opportunities for formal participation with the county and other local government or quasi-governmental entities. It will be important to establish stronger and more consistent communications around how and when to participate in decision-making processes, such as through public forums, surveys, or other engagement activities. The unincorporated area may also need to explore ways to ensure that diverse perspectives are represented, such as by promoting greater diversity among elected officials or creating more opportunities for underrepresented groups to participate in civic life.



# SWOT ANALYSIS

## STRENGTHS

Resilient Resourceful Community  
Political Advocate And County Support For This Project  
Rich History & Tradition  
Location- Undiscovered But A Gateway To Wilderness

## WEAKNESSES

Community Resistance To Change/ Community Apathy  
Cdot/ Safety On Highway 69/ Lack Of Places To Walk  
Fixed Incomes/ Generational Poverty/ Low Pay/ Lack Of Economic Opportunity  
Cost Related To Transportation Of Goods





## OPPORTUNITIES

Highway Access/ Location

Views | Vistas | Nighttime Dark Sky Views

Resilient Creative Resourceful Community

Access To Public Lands



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## THREATS

Cdot Access And Pedestrian Safety Along Hwy 69  
Which Is Gardner Main Street

Wind/ Rattlesnakes

Economic Development Not Directed By The  
Community

Rural Areas Need Better Representation And Need To  
Not Be Left Out Of Political Opportunity



# SYNOPSIS OF COMMUNITY PROCESS

## 2022 DESIGN TASKS

FEB - MARCH

APRIL - MAY

JUNE - JULY

PROJECT INITIATION & SCOPING  
 MARCH 9 - PROJECT KICK OFF- STEERING COMMITTEE  
 BASEMAP  
 EXISTING CONDITIONS  
 APRIL 13 CO-OP TOUR MONTE VISTA  
 PRECEDENT STUDY  
 MAY 11 STEERING COMMITTEE MEETING- SITE ANALYSIS  
 COMMUNITY OUTREACH  
 VISIONING PROCESS  
 JUNE 11-COMMUNITY WORKSHOP #1  
 DEVELOP COMMUNITY USE AND PRIORITIES  
 JUNE 15 REGIONAL ROADMAP  
 JULY 13- CO OP DEVELOPMENT COMMUNITY WORKSHOP #2  
 JULY 25-STEERING COMMITTEE PRELIMINARY LAND USE CONCEPTS  
 AUGUST 10 REFINED LAND USE CONCEPTS  
 AUGUST 31 GREENHOUSES SCHOOL ERECTED- MOMENTUM BUILDING PROJECTS  
 SEPTEMBER 14 IMPLEMENTATION AND CAPITAL STACK PLANNING  
 SEPTEMBER 29- STEERING COMMITTEE MEETING- VISION, MISSION, GOALS, CORE VALUES, PRINCIPALS  
 OCTOBER 26- STEERING COMMITTEE MEETING- PARENT ORGANIZATION  
 NOVEMBER 2- STEERING COMMITTEE MEETING- GRANTS AND FUNDING MEETING  
 DECEMBER 14 STEERING COMMITTEE MEETING- PRELIMINARY PROFORMA / PROGRAM  
 FEB GMSB MEETING  
 MARCH 8 - GMSB MEETING FINAL SITE PLAN  
 MARCH 22 - GMSB MEETING DRAFT REPORT  
 SITE ROAD ENGINEERING  
 SITE UTILITY ENGINEERING  
 PUD ZONING  
 APRIL 10 - HCC ORGANIZATION  
 PROFORMA AND ECONOMIC DEVELOPMENT PLAN  
 MAY 10- DRAFT REPORT  
 FINAL MASTER PLAN  
 TRAFFIC ENGINEERING  
 FINAL REPORT  
 FINAL COMMUNITY OUTREACH MEETING  
 ADOPTION OF REPORT AND PLAN

**PRE- DESIGN**

**COMMUNITY  
VISIONING &**



AUG - SEPT

OCT - NOV

DEC 2022

JAN-FEB 2023

MARCH - APRIL 2023

MAY- JUNE 2023

## OUTREACH PROCESS

The Design & Planning Process for the Gardner Main Street meeting is a community oriented process that hears all voices, engages all stakeholders and takes into account the needs of a transforming community to create the best possibilities for the future of Gardner. With a series of community meetings and charrettes, where all ideas are considered.

The process then moves into implementation: design, engineering, zoning and building the capital stack. Then approvals with the county and the project moves into Construction.

## SCHEMATIC DESIGN LAND USE ALTERNATIVES

## DESIGN DEVELOPMENT & IMPLEMENTATION

# 03



## VISION, GUIDING PRINCIPLES, GOALS & DESIGN GUIDELINES



### VISION

The Vision For The Community Of Gardner Is One That Is Sustainable; Environmentally And Economically into the Future.

A Future That Meets The Challenges Of Climate Change, Water In The West And Growth With Solutions That Support The Resilient Nature And Improve The Rural Way Of Life For All Residents In The Community Of Gardner



# CORE VALUES

## TO GUIDE GARDNER MAIN STREET DEVELOPMENT

- 1** CREATE SYNERGY AND SUPPORT FOR ALL OTHER EFFORTS IN THE COMMUNITY OF GARDNER
- 2** PRESERVE THE FABRIC OF THE COMMUNITY OF GARDNER
- 3** INVEST IN AFFORDABLE HOUSING OPTIONS THAT PROVIDE SPACE FOR CURRENT AND FUTURE RESIDENTS AND SERVICE PROVIDERS FOR THE COMMUNITY OF GARDNER.
- 4** HELP BRING THE INFRASTRUCTURE CHANGES & UPGRADES NECESSARY SO THAT THE COMMUNITY OF GARDNER CAN MEET ITS FUTURE: INCLUDING HOUSING, ECONOMIC DEVELOPMENT, RECREATION, SECURING WATER, GROWING LOCAL FOOD, PROVIDING FUEL, ELECTRIC CAR CHARGING & SHARED TRANSIT, CONNECTING THE AREA THROUGH BROADBAND AND UPGRADED LIBRARY SERVICES.
- 5** BUILDING A LOCAL SUSTAINABLE RESILIENT ECONOMY SO THAT IT IS EASIER FOR PEOPLE TO MAKE A LIVING AND SUPPORT THEMSELVES AND THEIR FAMILIES. THE FUTURE OF THE COMMUNITY OF GARDNER REQUIRES A SOLUTION THAT ENABLES A SPACE FOR PEOPLE TO BUILD AN ECONOMIC BASE.



# VISION, GUIDING PRINCIPLES & GOALS



## GUIDING PRINCIPLES

### 01

#### COMMUNITY ORIENTED LAND USE

1. PRESERVE RURAL QUALITY OF LIFE
2. PEDESTRIAN ORIENTED STREETS
3. HOUSING
4. PLACES FOR PEOPLE-STREET SCAPES/  
COMMERCIAL USE/ BUILDING FORM/ PUBLIC SPACE
6. RECREATION/ OPEN SPACE

### 02

#### LOCALLY BENEFICIAL ECONOMIC DEVELOPMENT

1. LOCAL FOOD PRODUCTION & ACCESS
2. CREATIVE ECONOMY
3. COMMUNITY & VISITOR SERVICES
4. OUTDOOR TOURISM RECREATION
5. GO FAR TOGETHER - COOPERATIVE DEVELOPMENT
6. COMMUNITY RESILIENCE & HEALTH

### 03

#### ENVIRONMENTAL STEWARDSHIP & SUSTAINABILITY

1. WATER
2. SOIL CONSERVATION & REGENERATION
3. RURAL & HABITAT PRESERVATION
4. SUSTAINABLE AGRICULTURE & RANCHING
5. RENEWABLE ENERGY
6. WASTE MANAGEMENT



# VISION

## The Future of the Community of Gardner is one that...

- Collectively works to improve the lives of its inhabitants
- Provides solutions for a housing crisis for service providers, and elderly.
- Offers a good school and a quieter way of life for families who want an alternative to city living.
- Is a gracious and open place to age with a welcome community-
- Has a diverse housing mix for all levels of income within the community.
- Provides community services that are available and accessible without commuting long distances
- Provides access to prescriptions, telehealth and health care that can be obtained locally
- Provides local access to amenities including: local foods, gas, electric car charging, propane
- Has library and reliable broadband internet that are easily accessible to all inhabitants .
- Provides opportunities for local jobs available for all ages and skills
- Offers local economic development options that create a vibrant, sustainable, rural economy.
- Preserves cultural and historical heritage
- Protects and secures water
- Conserves and rebuilds ecological assets such as soil, bird and riparian habitats, prairies, high desert and mountain areas.
- Protects the historical and environmental benefits of the irrigation ditches that serve the local farm land
- Practices stewardship of the recreational and ecological benefits of the Huerfano River valley
- Realizes the inherent renewable energy of the wind, sun, geothermal, micro hydro and biomass options.
- Meets community needs including a gas station and grocery/convenience store, affordable housing,
- Provides services for tourists travelling through the area.

### PURPOSE OF THE PLAN

The purpose of the community of Gardner Main Street Plan is to provide a framework for the 31 acres around the community center for development that begins to solve the needs of the community. These needs include: affordable-attainable housing, an economic driver, a co-operative fuel store/general store and use of the community center grounds as an event center. The addition of commercial properties to the east of the property and live-work properties would add to economic development opportunities. The plan would also give the Spanish Peaks Library District a permanent home. In the future the rodeo grounds will be reimaged for future development so that they can be used for events and rodeos.

The reason we plan for the future is so that we are prepared for change, to protect our most precious assets- the community and environment. In the face of climate change and depleting water in the west, the community needs to protect resources to create a place for future generations, where they can thrive. In a rural community, it is important to protect stewards of the land including generations of farmers and ranchers, so they can continue to grow livestock and food that the local community relies on. It is important to become less of a food desert and become a more resilient community. The goal of this plan is also to build high-quality housing that does not become a burden on future generations.

# COMMUNITY PRIORITIES + AREAS OF FOCUS

01

## INFRASTRUCTURE TRANSPORTATION

Gas  
Sidewalk along the highway 69  
Main street grant – trees / lights/ benches  
Bike lane to school from community  
Transportation/car pool/ buddy system  
Electric car charging station  
Propane fill up station and tank swap  
Bus to Walsenburg twice a day/ transportation hub  
Mechanics shop/garage  
Car wash

## COMMUNICATION

Need methods of community communication  
Outdoor messages board  
Announcement PA  
Newsletter email for those who have it  
Need multiple methods of communication  
Internet / Broadband

## HEALTHCARE

Emts (emergency responders- especially younger people)  
Elder care  
Home health care/ visits to hospital  
Hospice  
Local Food  
Community Pickup stuff for elderly/delivery personal / groceries/ medicine

## RENEWABLE ENERGY PRODUCTION

Solar energy production  
Integrate solar production with food systems  
Wind energy production  
Community solar garden

## RECYCLING & WASTE TRANSFER

02

## HOUSING- TYPES OF HOUSING

### PERMANENT HOUSING/ LONG TERM

Community investment housing  
Co-Operative Housing with On-site housing manager  
Garden housing  
Tiny houses  
Townhouses (attached)  
Cluster housing around shared garden/ public space/ play area with Private space  
Attainable/ Affordable housing  
Affordable Co-housing  
Allowing ADU units in zoning  
Zoning allowing smaller lot sizes  
Pre- fab housing  
Alternative farm could be an amenity to co-housing vs a golf course as an amenity

### WHO IS THE HOUSING SERVING

Elderly who live alone -teachers  
Emergency Service worker housing  
Elder care Housing  
Affordable housing for teachers and young people, families  
Worker housing to attract younger people

### HOUSING ORGANIZATIONAL STRUCTURE

Tiny home community  
Artist resident programs  
Co-Operative Housing with On-site housing  
Co- Housing Co-op  
Deed restrictions for public service people- teachers/ firefighters/ sheriff, emt, people who run co-op and community  
Affordable Housing for teachers(attracting younger people)  
Housing for elderly/ council of gov  
more homes for families  
Housing for online remote workers (needs internet connectivity)



## 03

### ECONOMIC ECOSYSTEM

#### CO-OP- PROPANE | FUEL

Commerce: Store or Restaurant/ Store  
Gas station | Propane store  
Permanent place for farm market / Year-round farmers market/ Farm stand/ full year farmers/ art market  
Distribution hub | local arts crafts | coffee hangout/ community space | garage sale | little library | consignment | antique store | Restaurant | Coffee shop / Local food café/ bakery

#### ARTS AND ECONOMY

Craftspeople & artists need place to sell wares | art maker coOp | Vintage Art

#### CREATIVE ECONOMY/ FESTIVAL HOSPITALITY

Festivals Hippy days/ Dance festivals  
Music festivals/ Art festivals / Arbnb  
Tiny home hotel/ solar pool and yurt camping

#### SHARED RESOURCES

Maker space | Co-working space | Community kitchen | Library | Community meeting space | Coffee space | tool library / Tool rental | Heavy equipment rental | Mobile kitchen | Gypsy farm bus | Colorado cottage foods | Farm incubator

#### FOOD PRODUCTION/ PROCESSING/ GROWING

Meat processing place | Commercial kitchen. Small food producers • Aquaponics- fish-energy / recycling water/ fertilizer Orchards | Edible landscape/ fruit trees | Local foods / Local foods coalition Mushroom Production  
Green Houses green house-Small food producers- bakery/ Honey Farming insects- crickets/ earthworms  
Cannabis farming | Hemp | CBD products Local fiber production  
Beverage production/wine / beer/ distillery | Wine/ beer/ malt production/

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## 04

### RECREATION

#### RECREATION FOR LOCALS

Recreation (especially for kids) Nature play area | Rec center- pool gym- weight room (there is one in Silvercliff) | Community with space for large venues-stages-potluck-dances Community amenities outdoor spaces- cultural creative space-community center | Dances | Potluck | Band | Music | Music festivals | Rodeos | Ladies day out- free clinic to learn how to change oil/ change tires | Senior citizen place to meet-bingo/games / lunches | craft corner

#### OUTDOOR RECREATION

Trails- places to walk/ benches | Bonham Field Deed-running track behind the school ¼ miles | Arco loop 3 miles

#### VISITOR RECREATION

Place to buy hunting and fishing liscences  
welcome center  
place to stop  
public bath room  
interactive board / Interactive map  
Trails- hiking | biking | horse back riding | ATV's  
Electric car hookup  
Place for hunters -place to stay/ shower/ eat/ process meat- cooler- processing- hunting shop-bars - showers  
Gas station (come back to this)  
Fish/hunting shop  
digital nomads  
scenic byways pull people through community  
dark skies designation

# HOW TO USE THIS COMMUNITY OF GARDNER MASTER PLAN

The Community of Gardner Economic Development & Mixed Use Master Plan is intended to be a living document. This is the first step in envisioning what a future in the Community of Gardner looks like for future generations and current residents.



## 01 GOAL

A general statement about a desired future outcome. Goals provide the long-term vision and serve as the foundation of the plan but do not indicate specific actions to achieve the desired outcomes. Goals provide the basis for the more specific direction provided by the objectives and policies.

## 02 OBJECTIVE

A statement that provides a specific direction to achieve a given goal. There are typically several objectives associated with each goal contained in the plan.

## 03 STRATEGY

Specific courses of action, recommendation or rules of conduct used to achieve the goals and objectives of the plan. They are intended to be used regularly to guide day-to-day decision-making and direct actions to be taken by the County to implement the plan.



# COMMUNITY OF GARDNER ECONOMIC DEVELOPMENT & MIXED USE MASTER PLAN

The Community of Gardner Economic Development & Mixed Use Master Plan is intended to be a living document.

This is the first step in envisioning what a future in the Community of Gardner looks like for future generations and current residents.

## GUIDING PRINCIPLES



### COMMUNITY ORIENTED LAND USE

1. PRESERVE RURAL QUALITY OF LIFE
2. PEDESTRIAN ORIENTED ROADS
3. HOUSING
4. PUBLIC SPACE
5. RECREATION/ OPEN SPACE



### LOCALLY BENEFICIAL ECONOMIC DEVELOPMENT

1. LOCAL FOOD PRODUCTION & ACCESS.
2. CREATIVE ECONOMY
3. COMMUNITY & VISITOR SERVICES
4. OUTDOOR TOURISM RECREATION
5. GO FAR TOGETHER - COOPERATIVE DEVELOPMENT
6. COMMUNITY RESILIENCE & HEALTH



### ENVIRONMENTAL STEWARDSHIP & SUSTAINABILITY

1. WATER
2. SOIL CONSERVATION & REGENERATION
3. RURAL & HABITAT PRESERVATION
4. SUSTAINABLE AGRICULTURE & RANCHING
5. RENEWABLE ENERGY
6. WASTE MANAGEMENT

**IF YOU WANT TO GO FAST...  
GO ALONE...  
IF YOU WANT TO GO FAR...  
GO TOGETHER...**



# VISION, GUIDING PRINCIPLES & GOALS

## COMMUNITY ORIENTED LAND USE

### AREA: 01 GOAL

#### PRESERVE RURAL QUALITY OF LIFE



##### OBJECTIVE 1- Protect Dark Skies

###### STRATEGY 1

Create a dark skies ordinance, and apply to become an international Dark Skies Community

<https://www.darksky.org/our-work/conservation/idsp/become-a-dark-sky-place/>

##### OBJECTIVE 2 -Ensure Preservation of Productive Agricultural Land

###### STRATEGY 1

Promote agriculture as a way to build a resilient community subsequently offer incentives for agricultural production

##### OBJECTIVE 3- Support passage of land and knowledge from generation to generation

###### STRATEGY 1

Encourage & Support Generational transfer of farmland and ranch land

##### OBJECTIVE 4- work to create/ preserve a sustainable rural economy including reliable/ affordable broadband

###### STRATEGY 1

Create an integrated operative broadband service that enables people to work remotely

##### OBJECTIVE 5 -Ensure preservation of view and preservation of open space- promote access to BLM land

###### STRATEGY 1

Provide BLM access, and public rights for mushroom picking, wood gathering - promote wood gathering as a resource for fire mitigation with permits .

##### OBJECTIVE 6- Promote economic development of hospitality that encourages visitors to come and then leave and come again for festivals.

###### STRATEGY 1

Develop a board to plan and implement community festivals for economic development

##### Work to support and strengthen community opportunities - Support Local Businesses

###### STRATEGY 1

Maintain local boards in Gardner to control the assets and resources of the upper Huerfano so that citizen input and direction is part of local governance.





# COMMUNITY DEVELOPMENT DESIGN GUIDELINES



## VILLAGE: 02 GOAL PEDESTRIAN ORIENTED ROADS (WALKABLE VILLAGE )

### OBJECTIVE 1- Pedestrian Safety and Walk ability on Hwy 69

#### STRATEGY 1

Provide a multi modal, bike, walking, pedestrian, horses, and car system that priorities the safety of all users.

#### STRATEGY 2

Set up a system of reporting with County Dispatch - So that every accident that occurs in Gardner is reported by the Upper Huerfano Fire District so that CDOT has a record of incidents and will look at changing classification of highway and speed limits through Gardner.

#### STRATEGY 3

Do a traffic study with CDOT to lower the speed limit and change the highway classification in the village. Work with CDOT to place an intersection at the Gardner Valley School and add crosswalks and blinking lights for the safety of residents and children

#### STRATEGY 4

Use proven safety highway measures to promote and ensure pedestrian safety by employing context, sensitive and user appropriate multi modal trails along protected areas beside Highway 69. Add safety lighting, trees, sidewalks, bike lanes, and medians to slow traffic along Highway 69

#### STRATEGY 5

Implement safe, route to school programs and work with CDOT to develop a main street cross section of Highway 69.

#### STRATEGY 6

Protect, vulnerable pedestrians, such as children, elderly, teenagers, and those with disabilities to achieve a safe pedestrian environment. Develop user appropriate standards for the design of streets that provide for a pedestrian, crossings, slow traffic, and separate cars from bikes and pedestrians. Ensure that vulnerable users are prioritized.

### OBJECTIVE 2- Pedestrian Oriented Development

#### STRATEGY 1

Provide protected multi modal walking trails or sidewalks along the streets of all new developments and throughout existing areas in Gardner.

#### STRATEGY 2

Create designated multi modal trails throughout the 31 acre parcel surrounding the Gardner Community Center, connecting to the Arco loop with benches, clear signage and designated walking areas. Provide signage and promote access to trails throughout the Gardner area.

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#### STRATEGY 3

Create and promote a walkable network of connectivity via multi modal trails, multi modal, sidewalks, rural county roads with signage including the Arco loop, bikeways and gravel grinder maps

#### STRATEGY 4

Promote awareness of bicyclists, pedestrians and runners along rural county roads to ensure safety for all.

#### STRATEGY 5

Retain views and Natural Features throughout development while increasing connectivity

#### STRATEGY 6

Patterns of streets and blocks in all development that knit the neighborhood together creating interconnected streets and pathways that prioritize walking and biking and other modes of transport other than the car.

#### STRATEGY 7

On street parking for all residential street to slow traffic and allow for greater access and connection.



Disclaimer: Images are illustrative of Design Concepts Only- actual construction and development will look different and evolve according to community needs, regulatory requirements & economic realities.

# VISION, GUIDING PRINCIPLES & GOALS

## COMMUNITY ORIENTED LAND USE SITE: 03 GOAL

### HOUSING AFFORDABLE ATTAINABLE HOUSING



#### OBJECTIVE 1- Develop Affordable Attainable Workforce Housing STRATEGY

Develop housing that meets codes, is affordable and attainable for the AMI of school teachers teaching at Gardner Community school to promote an investment in the future of the education of our children. Develop housing for service providers, including teachers, EMTs, medical workers, firefighters, law enforcement officers, federal and state and county employees

#### OBJECTIVE 2 - Promote Affordable Home Ownership Options STRATEGY

Support affordable, attainable housing promote the development of affordable housing while removing barriers and providing incentives for home ownership.

#### OBJECTIVE 3- Elderly Housing Solutions STRATEGY

Develop quality housing that is accessible for elderly populations so that they can age in their community with support.

#### OBJECTIVE 4- Variety of Housing Options STRATEGY

Encourage development of affordable\attainable, housing options that are inter-generational. Allow for accessory dwelling units, rental units and promote other affordable housing options.



### Housing Typology Design Guidelines: Affordable Attainable Housing



### AFFORDABLE ATTAINABLE HOUSING TYPOLOGY

Small footprint 800-1200 sq feet  
Single story so that it can serve all generations.  
It will be built energy efficiently- the style and actual site layout will be determined by the developer or builder and the community at that stage of design. These illustrations are to set expectations of size and efficiency but do not demonstrate actual design.





# COMMUNITY DEVELOPMENT DESIGN GUIDELINES

## Housing Typology: Design Guidelines: Missing Middle / Market Rate homes for Families

Housing by Fading West



Economic Development & Mixed-Use Master Plan

## Housing Typology Design Guidelines: Live Work TownHome



Disclaimer: Images are illustrative of Design Concepts Only- actual construction and development will look different and evolve according to community needs, regulatory requirements & economic realities.

### MISSING MIDDLE MARKET RATE HOUSING TYPOLOGY

Footprint 1200- 2500 sq feet  
One- two stories for families.

2-3 Bedroom units  
The goal of this housing is to provide affordable housing for families.

It will be built energy efficiently- the style and actual site layout will be determined by the developer or builder and the community at that stage of design. These illustrations are to set expectations of size and efficiency but do not demonstrate actual design.

### LIVE WORK HOUSING TYPOLOGY

Footprint 1000-1800 sq feet  
2 story with live work space on main level and loft for sleeping on upper level.

It will be built energy efficiently- the style and actual site layout will be determined by the developer or builder and the community at that stage of design. These illustrations are to set expectations of size and efficiency but do not demonstrate actual design.



# VISION, GUIDING PRINCIPLES & GOALS

## COMMUNITY ORIENTED LAND USE

### **SITE: 03** GOAL

#### HOUSING

#### DEVELOP QUALITY ENERGY EFFICIENT WATERWISE HOUSING

#### OBJECTIVE 1 -Develop Quality Energy Efficient Housing

#### STRATEGY 1

Develop quality housing that will last for generations, and will not become a burden of maintenance on future generations. Ensure that housing is energy efficient and takes little effort to heat and cool so that it is not expensive for residents. Use renewable energy sources when possible for heating, cooling and power.

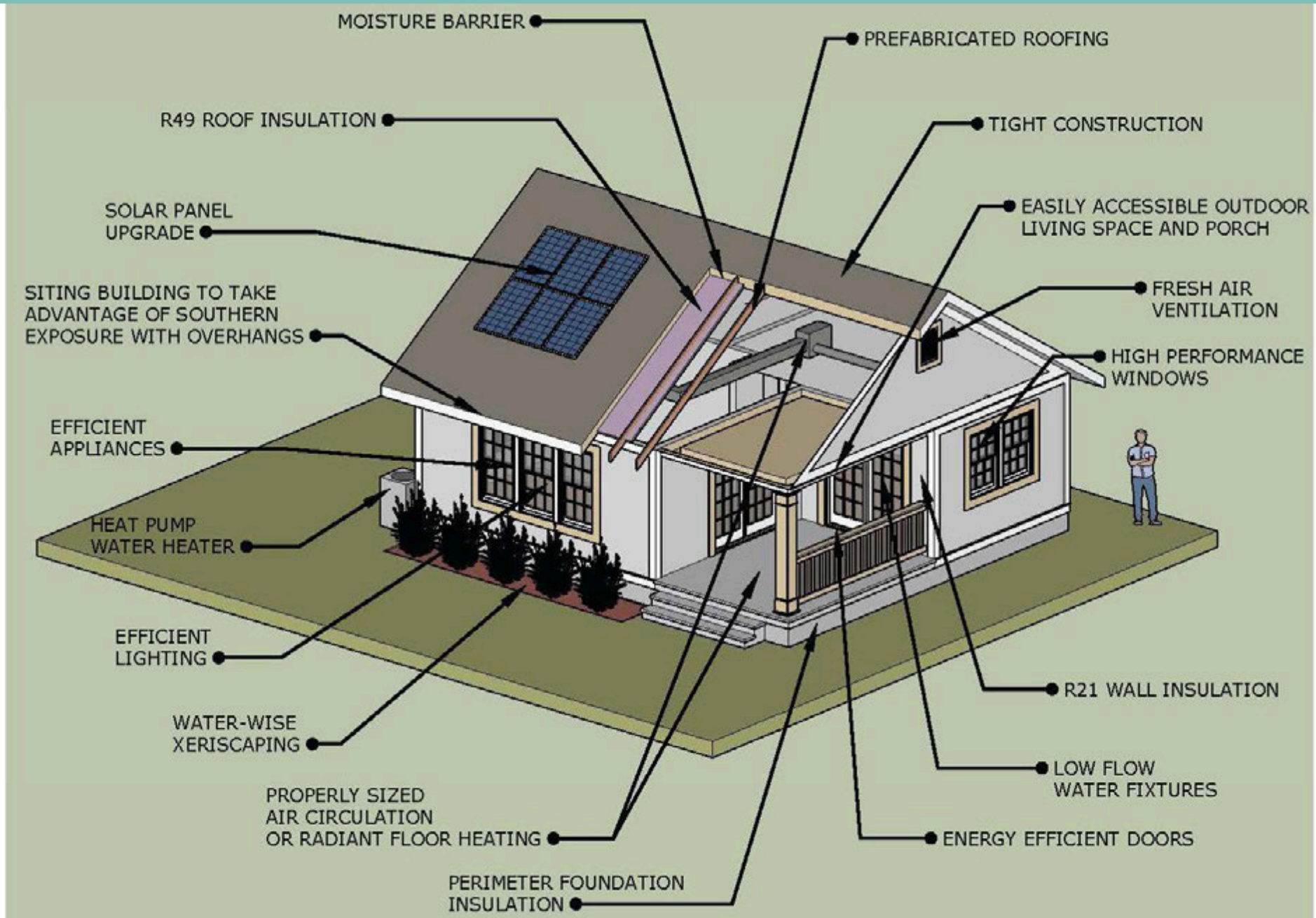
#### STRATEGY 2

Consider Solar orientation when laying out actual sites for houses and buildings.





# COMMUNITY DEVELOPMENT DESIGN GUIDELINES



# VISION, GUIDING PRINCIPLES & GOALS

## COMMUNITY ORIENTED LAND USE

### AREA: 03 GOAL



#### HOUSING

#### UPDATE EXISTING HOUSING STOCK

**OBJECTIVE 1-** Update Existing Housing Stock

#### STRATEGY 1

Work with local community to update existing housing using federal funds. Work with existing community to rehabilitate existing units through incentives, self-help programs, in addition to existing state federal housing rehab programs. (Including USDA grants for homeowners, Dola and hud funding) Conduct a housing study to develop an inventory of homes and assess their condition. Explore funding opportunities, such as community development block, grants, Main Street USA programs, USDA homeowner grants, and foundation, grants to assist with study and updates.

#### STRATEGY 2

Most housing in Gardner was either built before 1939 or between the late 60's to the early 1990's. Very little housing has been built since the 1990's, mostly only manufactured housing or mobile homes. Work with the community to update existing housing- gain access to plumbing and indoor running water. Upgrade insulation and heating and windows and update furnaces and heating systems and roofing.





# COMMUNITY DEVELOPMENT DESIGN GUIDELINES

## VILLAGE: 04 GOAL

### PLACES FOR PEOPLE- PUBLIC SPACE

#### OBJECTIVE 1 -Safe Pedestrian Oriented Streets

##### STRATEGY 1

Ensure that all streets are pedestrian and bike friendly. Improve safety highway measures along Highway 69.

##### STRATEGY 2

Establish a gateway with village signage, entering both sides of unincorporated Gardner community/village to slow traffic down and promote a more pedestrian friendly environment

##### STRATEGY 3

Place banners that celebrate the Gardner Community along the central spine between the fire station and Gardner Community School and the Ray Aquirre community center that are large enough to be visible, and changed out frequently enough to be noticed.

#### OBJECTIVE 2- Public Space

Develop Community Plaza on both sides of town

##### STRATEGY 1

Support the community center board to enhance the community center grounds and create a park for children, a gathering place for the community that is activated by services to form the heart of the community around the community center on one end of Gardner and the Gardner Valley School and Upper Huerfano Fire District Station on the other end of Gardner.

#### OBJECTIVE 3-Mix of Uses

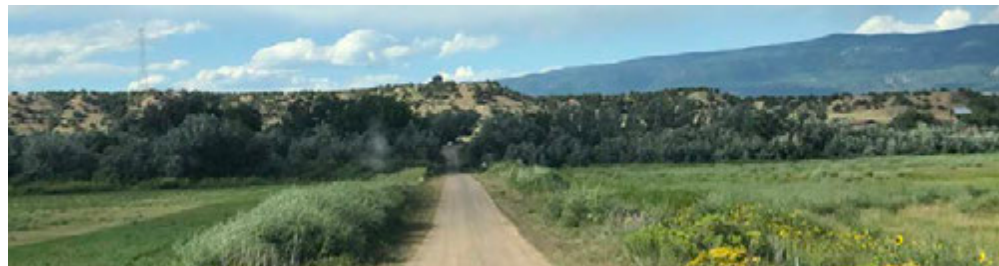
##### STRATEGY 1

Support a mix of services and uses along the central spine of Highway 69

#### OBJECTIVE 4-Art in Pubic Places

##### STRATEGY 1

Promote public art as place making elements-including sculpture/ murals/ solar lighting and art as place making elements



# VISION, GUIDING PRINCIPLES & GOALS

## COMMUNITY ORIENTED LAND USE

### AREA: 05 GOAL RECREATION



**OBJECTIVE 1** -Easily Accessible Safe Walking Trails

#### STRATEGY 1

Village Walking Loop- Strengthen the connection and the pedestrian safety along the central spine of Highway 69. Establish alternative pathways and walkways to the north of Highway 69 from the school to the community center through open space. Establish a walking loop around the core of the Village of Gardner with the south border being the Arco loop. Place benches and signage, and establish a multi modal trail. Promote the Arco loop and the town loop as a walking area around Gardner Village.

**OBJECTIVE 2**- Biking and Gravel Grinders

#### STRATEGY 1

Promote gravel grinder and bicycle routes and develop rural bicycle guide or a gravel grinder map guide. .

**OBJECTIVE 3**- BLM Access and Trails

#### STRATEGY 1

Increase BLM access including marked trails and trail maps that are available- work with BLM to promote and provide access and trail heads and safe parking

**OBJECTIVE 4**- Upper Huerfano Gateway

#### STRATEGY 1

Promote area as a gateway to the wilderness



### SITE: 05 GOAL RECREATION



**OBJECTIVE 1** -Local General Store

#### STRATEGY 1

Provide maps, hunting and fishing licenses and supplies such as propane, fuel and outdoor supplies at the general store to allow for more access into wilderness and recreation.

**OBJECTIVE 2**- Place for Community

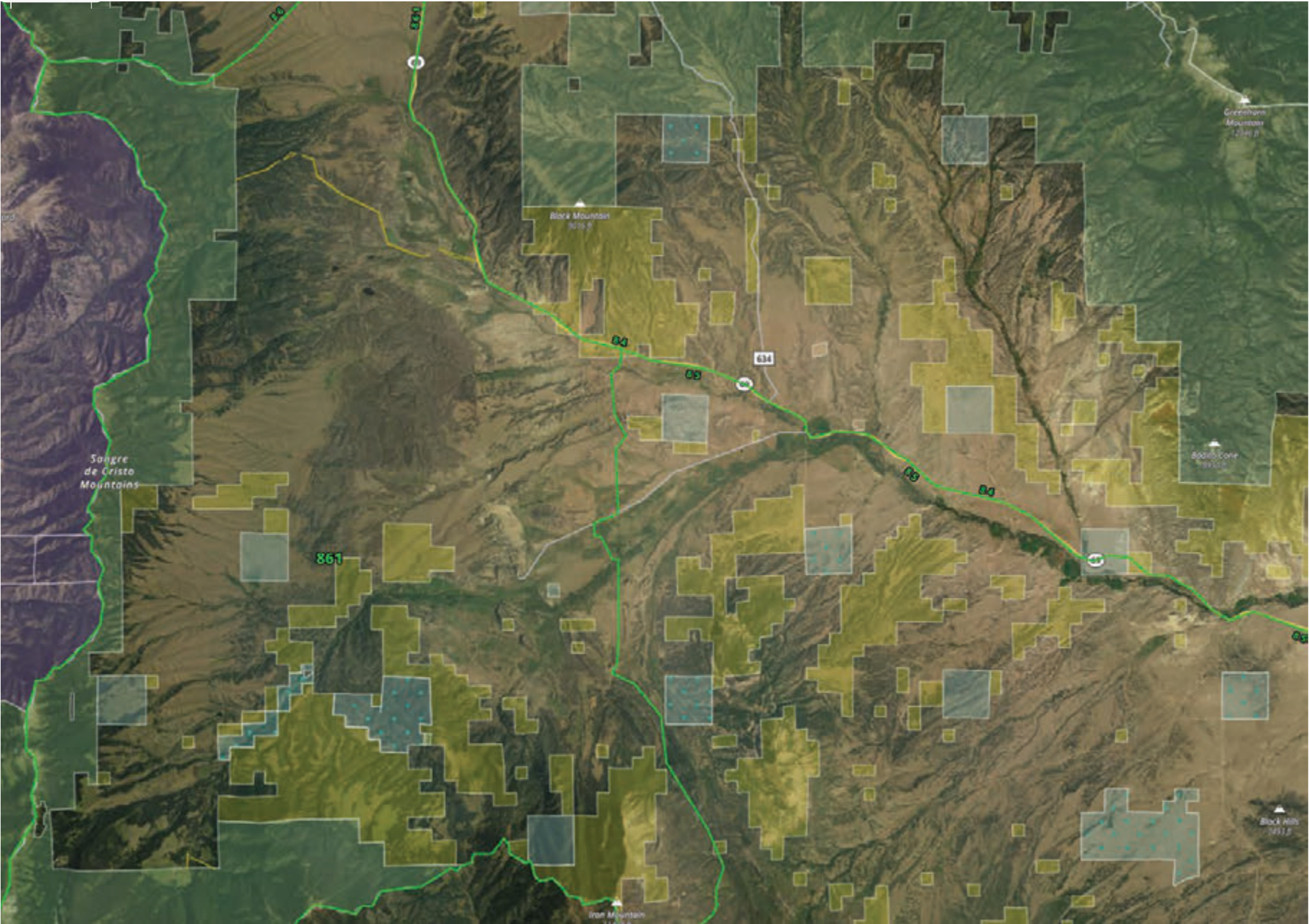
#### STRATEGY 1

Update and renovate playground at the community center so that it is an attractive and fun place for kids and for the community. Work with and support community center board in developing pickle ball and other courts and work to develop the Master plan for the community center drawn up by Jesse Scott.





# COMMUNITY DEVELOPMENT DESIGN GUIDELINES





# VISION, GUIDING PRINCIPLES & GOALS

## LOCALLY BENEFICIAL ECONOMIC DEVELOPMENT

### AREA: 01 GOAL LOCAL FOOD PRODUCTION & ACCESS



#### OBJECTIVE 1 -Support and Increase Local Food Production

##### STRATEGY 1

Support Gardner Community schools efforts to grow food.

##### STRATEGY 2

Develop a community garden.

##### STRATEGY 3

Promote buy local and promote local producers

##### STRATEGY 4

Attract more people who want to produce local food.

##### STRATEGY 5

Support development of a community commercial kitchen.

#### OBJECTIVE 2 -Record | Capture & Generational Knowledge

##### STRATEGY 1

Capture Generational Knowledge of local plants with the SPLD generational knowledge capture program that is in place to pass on knowledge of local flora/ fauna / stories as well as generational knowledge of canning and cooking and other skills.

Support Gardner Community schools efforts to grow food.

##### STRATEGY 2

Build soil health -Promote soil, conservation practices - Promote rotation of crops and movement of livestock across fellow fields- Support generational passing of land from one generation to the next.

##### STRATEGY 3

Promote generational, passing of land and knowledge Pair Youth with the elders for walking conversations in the community to learn about plant knowledge and healing plants- Capture conversations in written record.





# COMMUNITY DEVELOPMENT DESIGN GUIDELINES

## **SITE 01** GOAL **LOCAL FOOD PRODUCTION & ACCESS**

**OBJECTIVE 1** -Create a Market for Local Food Producers

### **STRATEGY 1**

Support local food, producers and create markets, including supporting local, farmers markets and places for them to sell their goods.

### **STRATEGY 2**

Work to make community more resilient by developing local food options, including small producers, support, local community efforts to build for profit community co-op, as well as nonprofit general store.

### **STRATEGY 3**

Mobile meat, production and processing facilities for hunters and ranchers - Reach out for market for hides, use all parts of the animal. Biochar from bones can be used to put carbon back into the soil.

### **STRATEGY 4**

Local market for meat, producers, as well as vegetable and other food production.



Economic Development & Mixed-Use Master Plan





# VISION, GUIDING PRINCIPLES & GOALS

## LOCALLY BENEFICIAL ECONOMIC DEVELOPMENT

### AREA: 02 GOAL CREATIVE ECONOMY

**OBJECTIVE 1** -Promote Local Arts and Artists

#### STRATEGY 1

Promote local artist studio visit tour program for a weekend yearly event across the upper Huerfano area

#### STRATEGY 2

Create an artist in residency program for sculptures/painters/installation, artists,

#### STRATEGY 3

Promote live work as a housing option for makers, crafts, people artists and writers

#### STRATEGY 4

Develop an art in Public Places Program and make Local art visible in built form

### VILLAGE: 02 GOAL

#### CREATIVE ECONOMY

**OBJECTIVE 2** -Gardner Festival Economy

#### STRATEGY 1

Promote and develop the Gardner Community Center property as a seasonal hospitality, festival venue for local economic development, including festivals, such as hippie days, dance, festivals, music, festivals, art festivals an art symposiums

#### STRATEGY 2

Promote music, heritage and dancing history as part of creative economy in the Upper Huerfano, including hippie days and other musical events that bring community together





# COMMUNITY DEVELOPMENT DESIGN GUIDELINES

## SITE: 02 GOAL CREATIVE ECONOMY

OBJECTIVE 2 -Artist Support resources

### STRATEGY 1

Promote location for a market as a nonprofit community co-op/farmers market for sales of crafted and artist items

### STRATEGY 2

Promote and develop shared resources, such as maker, spaces, tool libraries and community meeting space to promote local creative economy

### STRATEGY 3

Hold an annual Art and Craft Fair





# VISION, GUIDING PRINCIPLES & GOALS

## LOCALLY BENEFICIAL ECONOMIC DEVELOPMENT

### SITE: 03 GOAL

#### COMMUNITY & VISITOR SERVICES

##### OBJECTIVE 1 -Event Camping

###### STRATEGY

Allow for primitive camping on community center grounds during festivals or weddings with a permit

##### OBJECTIVE 2- Tiny Home Hotel or Glamping

###### STRATEGY

Promote, encourage, and attract tiny home boutique hotel, or other hospitality use on 31 acre parcel.

##### OBJECTIVE 3- Arbnb to Benefit Community

###### STRATEGY

Allow ADU in affordable table housing to be used as a community house and also as a

short term rental property to benefit nonprofit, cooperative, and bring in financial gain for the

##### OBJECTIVE 4-Thorne Ranch Hospitality Synergy

###### STRATEGY

Support, local, Thorne ranch development, camping, primitive, camping, RV and Glamping for local festivals

##### OBJECTIVE 4-Update Concession Stands as Showers

###### STRATEGY

Update concession stand with showers and bathrooms that could be used by primitive campers and for gravel grinders/rodeos and other events

##### OBJECTIVE 4-Welcome Center Plaza

###### STRATEGY

Instal Welcome center plaza / vault toilets at community center.





# COMMUNITY DEVELOPMENT DESIGN GUIDELINES

## AREA: 04 GOAL

### OUTDOOR TOURISM RECREATION

#### OBJECTIVE 1 -Increase Mountain Bike Options for Recreation

##### STRATEGY 1

Promote gravel, grinders and other bike related events

##### STRATEGY 2

Explore BLM access and trail options for mountain biking

#### OBJECTIVE 2 -BLM Trail and Wilderness Access

##### STRATEGY 1

Create signage and maps for BLM access and trails for walking/mountain biking/snowmobiling/cross-country skiing/ horseback riding

##### STRATEGY 2

Promote Gardner as a gateway to the wilderness

## VILLAGE: 04 GOAL

### OUTDOOR TOURISM RECREATION

#### OBJECTIVE 2-Walking Trails

##### STRATEGY 1

Develop a multimodal, walking loop around Gardner Village with the Arco loop to the south. Work with property owners to the north to develop a trail between the school and the

#### OBJECTIVE 4-Update Concession Stands as Showers

##### STRATEGY 2

Install information kiosk with all trail information and access information at the community

#### OBJECTIVE 4-Welcome Center Plaza

##### STRATEGY

Put signage, benches, pedestrian lighting, and develop multimodal trails throughout Gardner

## SITE: 04 GOAL

### OUTDOOR TOURISM RECREATION

#### OBJECTIVE 3 -Improve Community Center Grounds

##### STRATEGY 1

Work with Gardner Community Center Board and the Huerfano Community Corporation to write grants and secure funding to do full build out of community center plan with pickle ball courts, basketball courts, updated playgrounds

##### STRATEGY 2

Update, rodeo grounds in the future phases for outdoor tourism



# VISION, GUIDING PRINCIPLES & GOALS

## LOCALLY BENEFICIAL ECONOMIC DEVELOPMENT

### AREA: 05 GOAL

#### GO FAR TOGETHER - COOPERATIVE DEVELOPMENT- SUPPORT LOCAL BUSINESS

**OBJECTIVE 1** -Create a Culture of Synergy and Support for all other efforts in the Gardner Community

##### STRATEGY 1

Support the efforts of La Clinica to bring in medical support to the Rural community

##### STRATEGY 2

Use the Huerfano community cooperative as a business incubator to develop economic opportunity for rural residents.

##### STRATEGY 3

Support and provide needs defined by the community. In the absence of an Incorporated community use this development as a political advocate to better the lives of inhabitants in the upper Huerfano area

**OBJECTIVE 2** -Support and Promote Existing Local businesses

##### STRATEGY 1

Promote businesses with banners along highway in Gardner

##### STRATEGY 2

Develop a local business resource to go to with the Gardner cooperative that lists all local businesses - on line yellow pages

##### STRATEGY 3

Identifying and supporting local businesses

The Gardner Community may want to explore ways to attract and support local businesses that align with their sustainability goals. This could involve incentives or even community policy language around sustainable practices, providing access to financing or business development resources, or creating a supportive regulatory environment with the county.

**OBJECTIVE 3** -Communicating about a sustainable tourism industry

##### STRATEGY 1

The Gardner Community may want to explore opportunities to promote sustainable tourism, and how to interact with the environment and residents in their community. This could be a business opportunity for local outfitters, promoting local cultural events or attractions, or partnering with neighboring communities to create a regional tourism call to action - like Leave No Trace.

**OBJECTIVE 4** -Encouraging sustainable land use

##### STRATEGY 1

The Gardner Community may consider building on the history of minimalism with access to water and infrastructure, to explore being a pilot or niche community focused on sustainable land use practices, such as conservation easements or sustainable agriculture. This could involve partnering with local landowners, non-profits, or government agencies to promote sustainable land use practices.

**OBJECTIVE 4** -Supporting entrepreneurship and innovation

##### STRATEGY 1

The Gardner Community's efforts around cooperatives and community-wide problem solving lends itself to exploring ways to support entrepreneurship and innovation in the community. This could involve offering training and mentoring programs for aspiring entrepreneurs, providing access to financing or business development resources, or creating a supportive regulatory environment for new and innovative businesses.





# COMMUNITY DEVELOPMENT DESIGN GUIDELINES

## **AREA: 06** GOAL **COMMUNITY RESILIENCE & HEALTH**

### **OBJECTIVE 1 -Develop Local Food Economy and Options**

#### **STRATEGY 1**

See Local food Section

One way rural health and resilience can be impacted the most is to stop relying on global food systems and supply chains for basic needs and begin to become food producers again. The health of our soil determines the health of our food and our communities. On strategy to build a more resilient community in the face of global water shortages is to increase the organic matter in our soils and to grow food locally. Developing expand access to fresh local foods. Work with Gardner Valley school to provide local food options

### **OBJECTIVE 2- Support healthy lifestyle choices**

#### **STRATEGY 1**

Promote healthy, living lifestyle choices, and make options easy to access, from places to walk and exercise to local foods that are available and affordable

#### **STRATEGY 2**

Develop and improve safe routes to school to encourage walking and biking

### **OBJECTIVE 3- Provide access to health care services**

#### **STRATEGY 1**

Support local community efforts to bring in weekly medical, dental and telehealth care into existing la Clinica building and provide more local health services for residents, especially the elderly, to lessen the need and expense for travel.

#### **STRATEGY 2**

Work with commissioners to ensure that med ride options and other providers are willing to travel on dirt roads to provide service and care to the elderly.

#### **STRATEGY 3**

Coordinate and support local prescription drop off at La clinica

### **OBJECTIVE 3- Creating partnerships with neighboring communities**

#### **STRATEGY 1**

The Gardner Community may want to explore ways to create partnerships with neighboring communities to share resources and expertise in support of economic and community goals. This could involve creating a regional small town council to build advocacy and collaborate on joint initiatives

### **OBJECTIVE 3- Document the capacity for water and wastewater**

#### **STRATEGY 1**

By highlighting the town's infrastructure and the need for upgrades, the Gardner Community can demonstrate the value of investing in these critical systems

Economic Development & Mixed-Use Master Plan



# VISION, GUIDING PRINCIPLES & GOALS

## ENVIRONMENTAL STEWARDSHIP & SUSTAINABILITY



### AREA: 01 GOAL

#### WATER

**OBJECTIVE 1** -Conserve water and reduce burden on stormwater systems

##### STRATEGY 1

Encourage use of swales and other natural drainage systems that reduce burden on stormwater systems and improve water quality in all developments.

##### STRATEGY 2

Encourage permeable pavers and porous pavement systems, as well as breeze, multimodal walkways for paths and trails.

##### STRATEGY 3

Encourage and promote the use of native xeriscaping and plantings and crop cover when soil is fallow. Implement general water conservation measures including landscaping, plant native species, water recycling and use of greenhouses where possible with aquaponics.

**OBJECTIVE 2** -Tie water to Land

##### STRATEGY 1

Do not sell water rights separate from land - set up easements to keep water with land

**OBJECTIVE 3** -Remove Invasive Species

##### STRATEGY 1

Work with local landowners to control Tamarisk along the Huerfano river

**OBJECTIVE 4** -Allow Smart Water Solutions

##### STRATEGY 1

Allow green roofs and rain gardens and the use of rainbarrels allowed by statute

**OBJECTIVE 5** -Celebrate Water in West

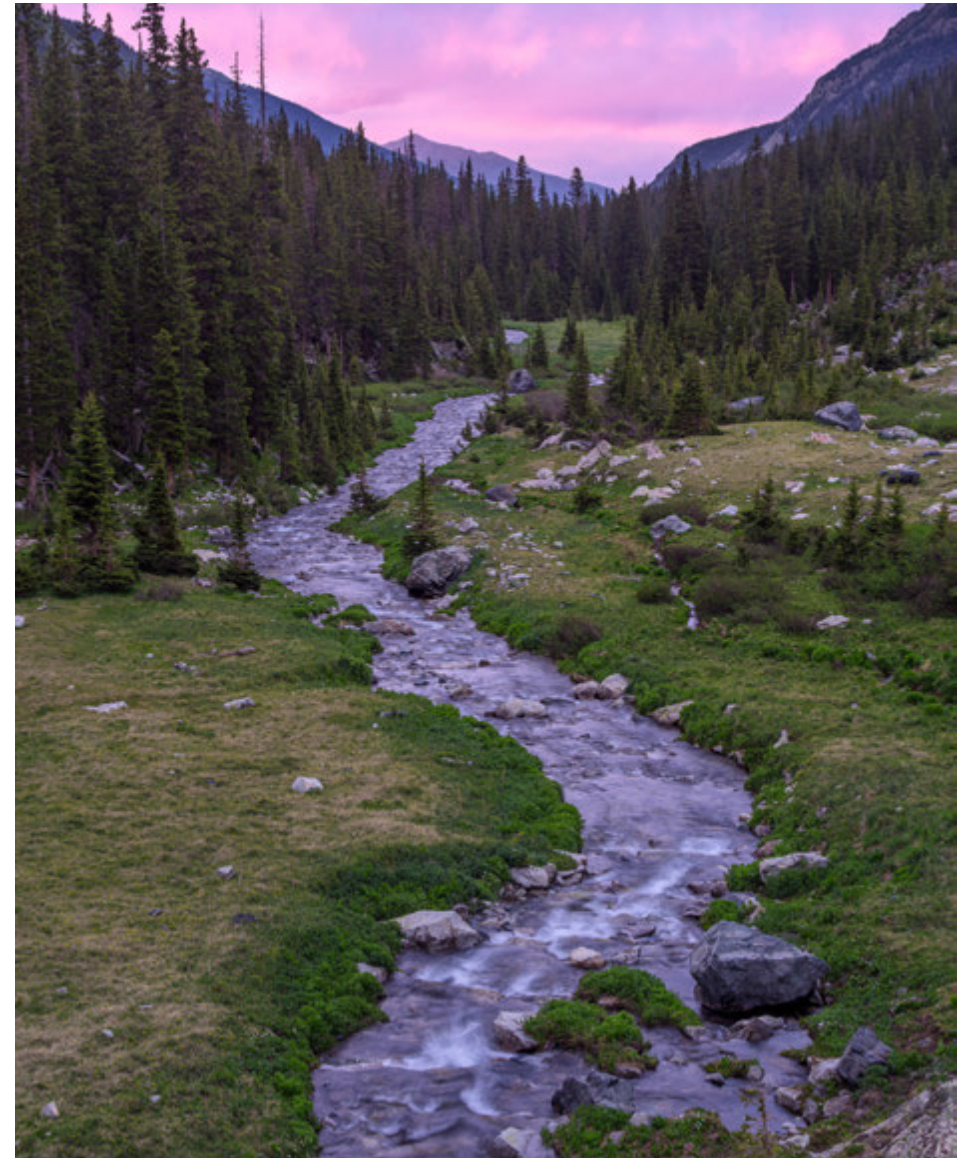
##### STRATEGY 1

Work with landowners to create access and paths along the Huerfano River

**OBJECTIVE 6** -Protect Riparian areas

##### STRATEGY 1

Implement fire mitigation and build soils with organics around rivers, streams, lakes and ponds. Protect habitat for birds and animals in riparian areas .





# COMMUNITY DEVELOPMENT DESIGN GUIDELINES

## AREA: 02 GOAL

### SOIL CONSERVATION & REGENERATION

**OBJECTIVE 1** -Promote agricultural practices that limit erosion

#### STRATEGY 1

Promote regenerative agricultural practices including crop rotation, movement of livestock across fallow crops. Limit overgrazing on blm land

**OBJECTIVE 2** -Improve Soil Health

#### STRATEGY 1

Improve soil health and work to increase carbon levels and organic matter in soil.

#### STRATEGY 2

Promote soil rehabilitation with the addition of organic matter into the soil, such as wood chipping, especially using burnt matter in areas of fire to alleviate erosion from runoff and to build back soil microbes.





# VISION, GUIDING PRINCIPLES & GOALS

## ENVIRONMENTAL STEWARDSHIP & SUSTAINABILITY

### AREA: 03 GOAL

#### RURAL & HABITAT PRESERVATION

##### OBJECTIVE 1 -Preserving Wildlife Habitat

###### STRATEGY 1

Preserve and enhance riparian habitat along the Huerfano River.

###### STRATEGY 2

Steward the environment for current and future generations. Support the preservation, conservation and restoration management of natural resources, while maintaining and enhancing environmental quality and quality of life

###### STRATEGY 3

Preserve open space and access to BLM land and promote birdwatching and other activities that help with habitat preservation.

###### STRATEGY 4

Promote Biodiversity & Bird Habitat

###### STRATEGY 5

Preserve Open Space & BLM access and promote birdwatching and other activities that help with habitat preservation.

##### OBJECTIVE 2 -Balance recreation with preservation

###### STRATEGY 1

Organized development to protect natural areas and balance, recreational development with conservation of natural areas.





# COMMUNITY DEVELOPMENT DESIGN GUIDELINES

## AREA: 04 GOAL

### SUSTAINABLE AGRICULTURE & RANCHING

**OBJECTIVE 1** -Promote and Support Intergenerational Transfer of Ranching and Farmlands

#### STRATEGY 1

Create incentives for passing on land to future generation with the knowledge of how to ranch and farm lands.

**OBJECTIVE 2** -Tie Water to Land

#### STRATEGY 1

The more land you dry up the more land you loose for growing food and developing a resilient economy and resieint community, tie water to land with easements.

**OBJECTIVE 3**- Develop a Market for Goods and Produce Grown and Raised Locally

#### STRATEGY 1

Develop an economic system that supports local food producers and pays them fair wages for their goods

**OBJECTIVE 4**- Build Health Soils for Future Generations

#### STRATEGY 1

Develop and promote regenerative ranching, farming and mitigation practices to build soils - a health vibrant civilization is dependent on healthy soils- sequester carbon and organic matter and bild better biomes and soil health.





# VISION, GUIDING PRINCIPLES & GOALS

## ENVIRONMENTAL STEWARDSHIP & SUSTAINABILITY

### AREA: 05 GOAL

#### RENEWABLE ENERGY

##### OBJECTIVE 1 -Wind/ Solar/ Biomass/ Geothermal/ Hydrogen

###### STRATEGY 1

Push the use of renewable energy, including solar, wind, geothermal, and other available energy types that are renewable in any new development to alleviate the burden on local energy production in the San Isabel, Cooperative.

###### STRATEGY 2

Develop safe, efficient, reliable, clean energy solutions and options to meet the future needs of the community of Gardner residents, including alternative energy and fuel focused on renewable energy.

###### STRATEGY 3

Develop a Bio-mass community co-operative for an anaerobic digester to create clean green energy and feed soil with biomass waste. Promote the use of manure, compost, and other organic matters to create renewable energy in a bio digester.

###### STRATEGY 1

Develop a renewable energy economic sector- Solar farms/ anaerobic digester or aquaponics greenhouse solutions or any other innovative green technology.





# COMMUNITY DEVELOPMENT DESIGN GUIDELINES

## AREA: 06 GOAL

### WASTE MANAGEMENT

**OBJECTIVE 1** -Provide Recycling and Waste Transfer Options to community members

#### STRATEGY 1

Ensure that waste transfer station is well-maintained screened and covered to keep trash from blowing into the landscape.

**OBJECTIVE 2** -Regenerative Waste Stream

#### STRATEGY 1

Adopt a hierarchy of solid waste management, including recycling, composting, energy recovery

#### STRATEGY 2

Develop organic recovery in composting infrastructure and use composting to feed soils.

#### STRATEGY 3

Develop ways to divert construction waste from the waste stream.

#### STRATEGY 4

Explore all methods of recycling and reuse into supply chain for recycled materials.

#### STRATEGY 5

Implement policies and programs to recover organics from waste stream to feed soil.

#### STRATEGY 6

Foster in-state market development for reusable recyclable and compostable materials.

#### STRATEGY 7

Create garage sale area for reusable materials in waste transfer station.

#### STRATEGY 8

Develop paint pick up and appliance recycling, as well as electronic waste recycling days.

#### STRATEGY 9

Meet and exceed a regulatory an environmental standards for operation of waste transfer



# 04

## MIXED USE MASTER PLAN & IMPLEMENTATION PLAN

### ALTERNATIVE PLAN LAYOUT 1

MULTIPLE SITE ACCESS- WITH VARIOUS LAND USE OPTIONS LAND USE OPTIONS ARE THE SAME FOR BOTH PLAN ALTERNATIVES ONLY SITE ACCESS VARIES





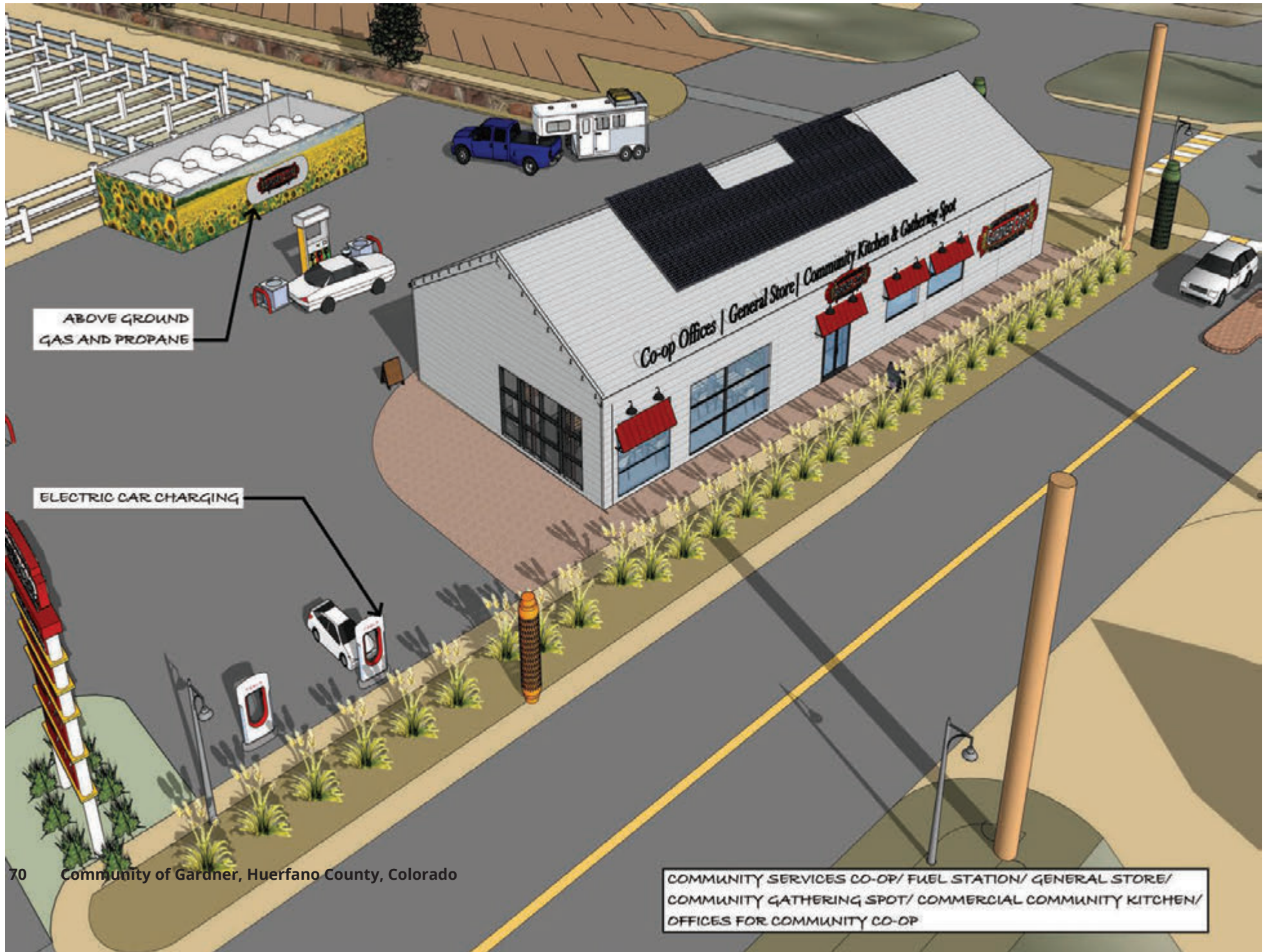






# ALTERNATIVE PLAN LAYOUT 1

SEPARATE BUILDING FOR LIBRARY & 2 ACCESS POINTS OFF OF HWY 69











# ALTERNATIVE PLAN LAYOUT 2



## ALTERNATIVE PLAN LAYOUT 2

CDOT HAS EXPRESSED PREFERENCE FOR THIS ACCESS

NO ACCESS POINTS OFF OF HWY 69

ALL ACCESS OFF OF COUNTY ROAD

LARGE TURN AROUND AND EMERGENCY GATED ACCESS ON HWY 69 ONLY ON THE EAST SIDE OF THE PROPERTY

LAND USE OPTIONS ARE THE SAME FOR BOTH PLAN ALTERNATIVES

CO-OP BUILDING WILL BE FURTHER AWAY FROM HIGHWAY NEXT TO RODEO GROUNDS

CIRCULATION FOR BIG TRUCKS WILL BE AROUND THE WHOLE COMMUNITY CENTER BLOCK





# ALTERNATIVE PLAN LAYOUT 2





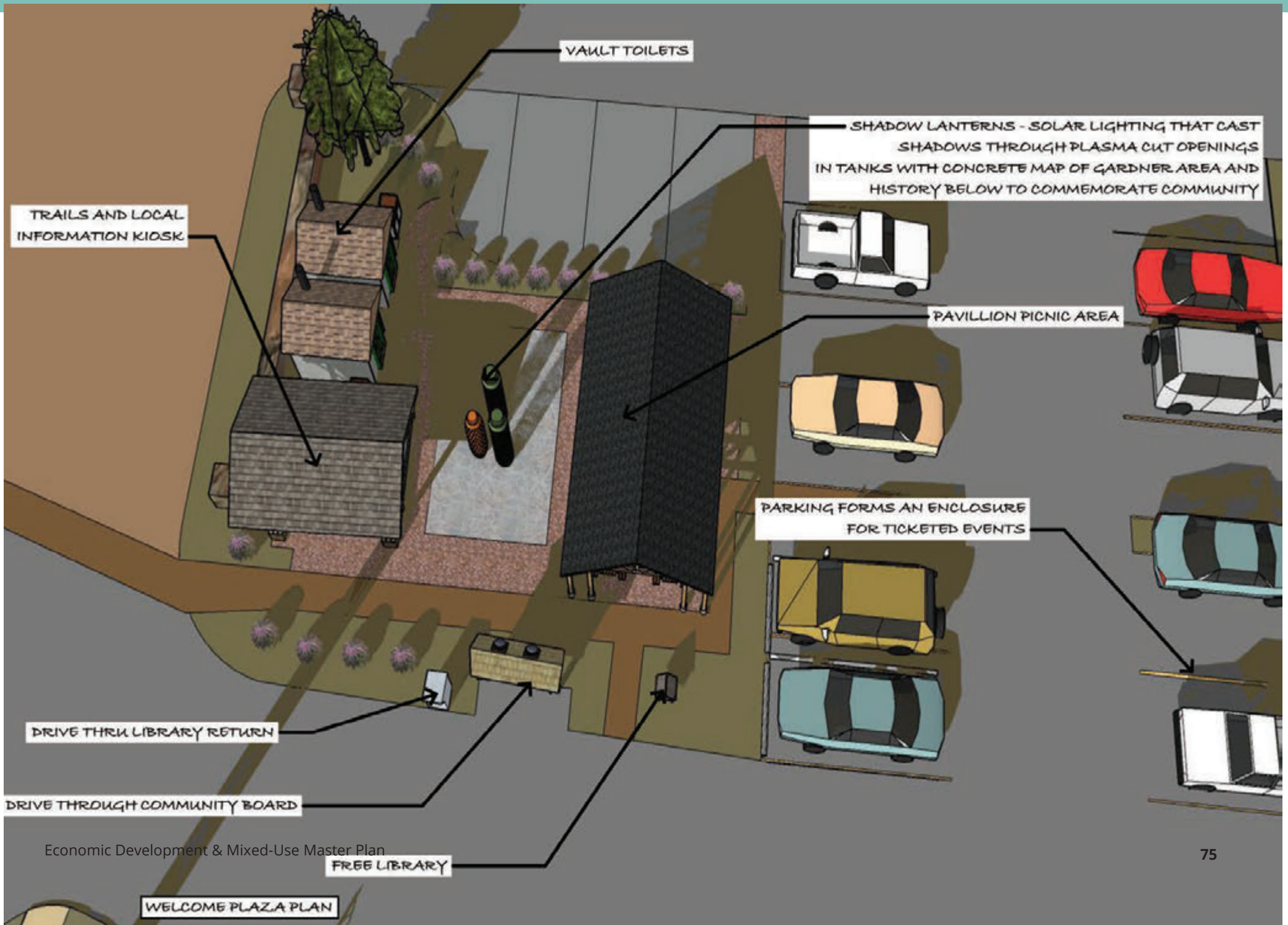
# PHASE 1- Welcome Center



01

WELCOME CENTER | CONSTRUCTION BEGINS FALL 2023





# PHASE 1- Community Services Cooperative



The Community of Gardner identified several phases of this project to achieve a long-term Economic Development Mixed Use Master Plan. The initial priority project includes developing a multi-use CoOp facility & fuel station on the land purchased along main street in Gardner off Hwy 69.

Preliminary engineering & site plans have been completed and the permitting process for construction has begun. The vision for this multi-use facility will support a local healthy food venue, fuel/propane station and promote economic growth through circular approaches & business incubators, attracting new businesses to the area & supporting development of local industries. The CoOp building will also provide information access through broadband internet, a satellite library, maker spaces, including a commercial kitchen for local producers & shared garden to produce local food. Additionally, a new trail around the CoOp building will be constructed to provide access to nature and promote walking for health benefits.

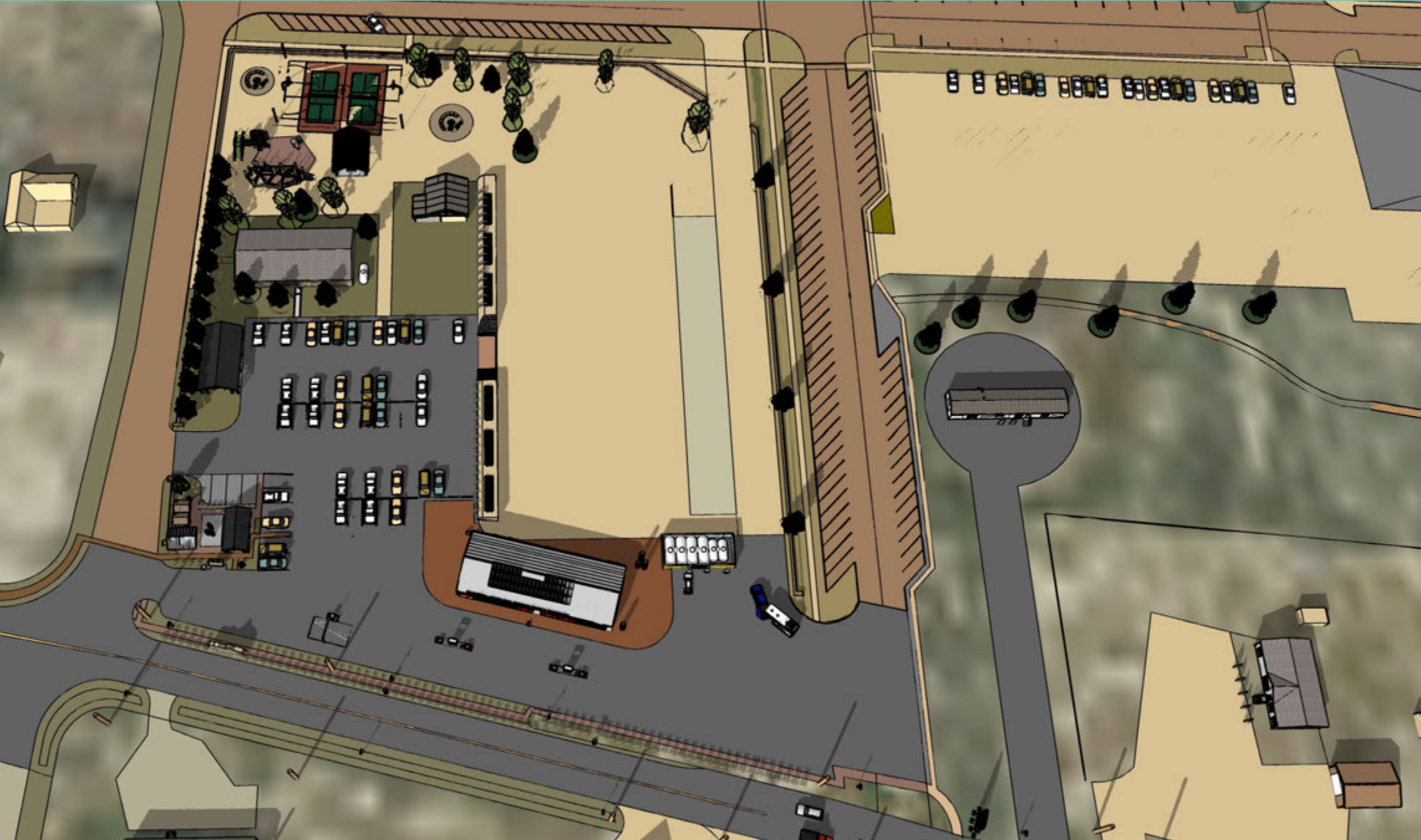
Subsequent phases will design & build affordable, attainable housing for teachers, firefighters, nurses, elderly & families, through grant subsidies to ensure equitable housing access for all. Additionally, HCC will support a short-term rental house for guests that would serve to generate revenue for upkeep and maintenance, pharmacy & telehealth care, social & economic services, and economic equity in local jobs for all ages. All design concepts involve local use & conservation to preserve cultural/historical heritage and native ecological assets which are the pride of the community.

This project was initiated by the community because there was nowhere for teachers to live, no place to get gas, no public rest room in town, no access to food of any kind, no medical resources, no places for kids to play, & no places for elderly people to walk. All proposed ideas came out of the community meetings, then community members visited and explored precedents for CoOp ownership in the region.





CO-OP OFFICES | GENERAL+ BULK FOOD STORE| FUEL STATION | POST OFFICE & LIBRARY + COMMUNITY KITCHEN IN SAME BUILDING



# PHASE 1- Community Services Cooperative



Fund raising efforts have begun through grants & individual donors and will leverage strategic funding. The community has partnered with experts such as NeighborWorks, Rocky Mountain Farmers Union & Rocky Mountain Employee Ownership Center to assist with the CoOp start-up process.

The team working with the county is developing a capital stack plan and continues to network with DOLA, GOCO, USDA, CHAFA & foundations for fundraising. Huerfano Community Corporation is reaching out to current & former Gardner community members to bring their skills & resources home, including first investors who are Gardner School alumni. The team is developing a network of local builders for building materials & skilled construction labor. Community members who did not have equity to invest wanted to be part of the

solution & are willing to give sweat equity because ultimately everyone will benefit. The model is a membership buy in for a very nominal fee that will not exclude anyone and will get largest number of community members buying into and participating in the community services cooperative.

The CoOp will explore the use of other forms of collective ownership including local food production, processing, growing & manufacturing; food store & cafe; propane & fuel; revive La Clinica Health Services, & engaging rotating providers for telehealth services. The CoOp will provide a market for local artists & producers. There is a large community of artists & musicians living in the region & the CoOp will serve a creative economy including the history of music/dance festivals.







Through long days of community outreach meetings, the community gathered to talk and stayed long after the workshop was over to figure out how the plan can become a reality. To ensure the community remained involved, EJD+P texted & called every local number, hung fliers at the school & post office, however, word of mouth still works best in a rural community. EJD+P had long meetings with the school board & principal (Gardner School alum) to determine the need for teacher housing. The county is reaching out to the greater community through the current year long IHOP master planning program & housing needs assessment.



**COMMUNITY SERVICES COOPERATIVE**

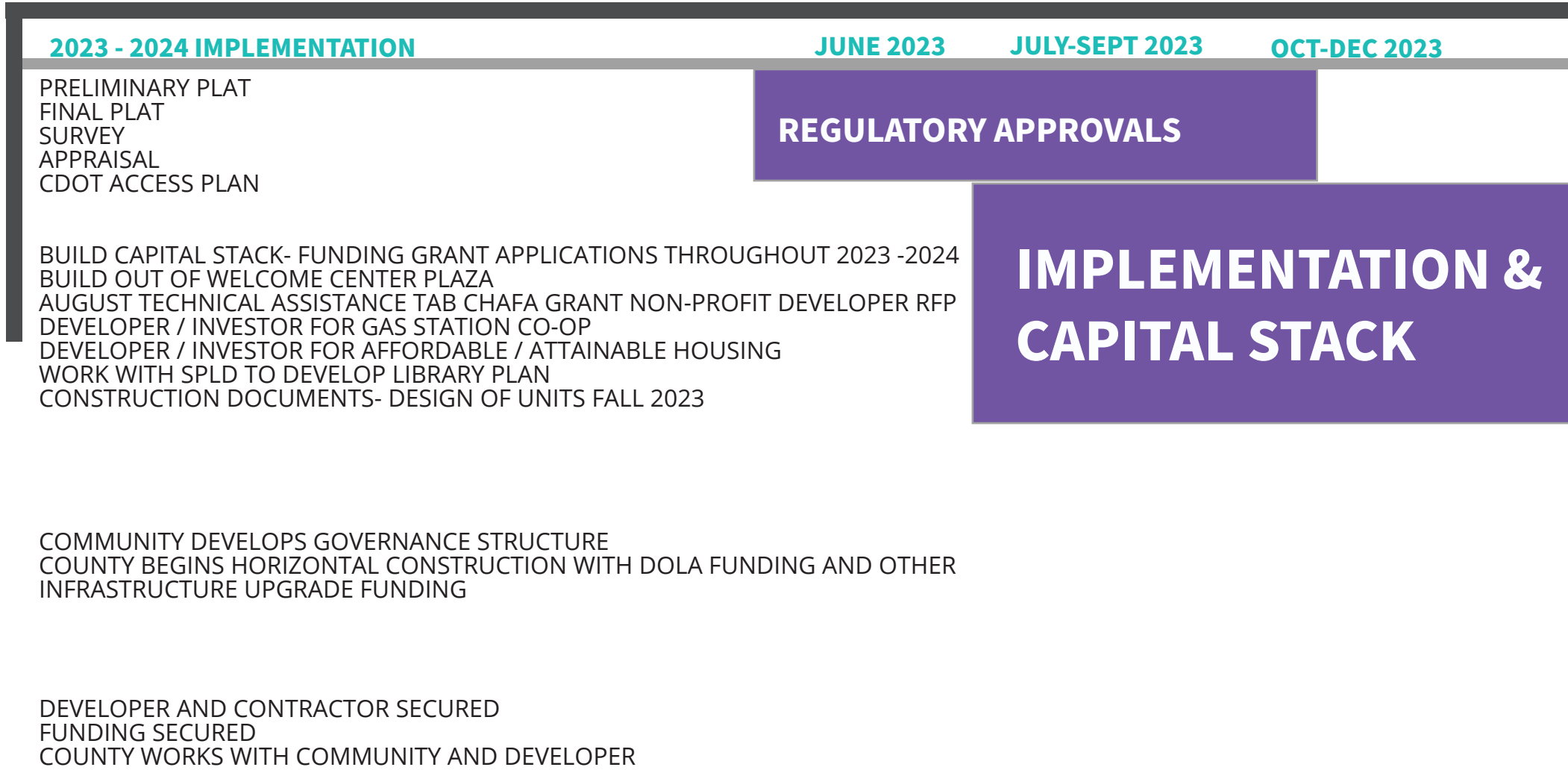
The community services cooperative will serve the needs of the community and adapt to the needs as the community changes over time. The needs first identified are fuel, and food. The purpose of a community services cooperative is that is driven by the community and benefits the community of Gardner that it serves.

All pictures are illustrative only- these pictures are from the CO-OP in Trinidad.

The CoOp is the preferred model identified by the community to serve the needs of Gardner. Revenue from the community-owned CoOp will be directly reinvested in the community & provide multiple funding streams to support additional phases of development.

With this first phase of funding, construction will begin on the cooperative building in 2024 as Milestone (MS) 1: Construction documents (2-3 months). MS2: Metal building order and production (4-6 months). MS3: Permitting concurrent with MS2 (2 months). MS4: Foundation and Utilities (2 months). MS5: Erection of building (2 weeks) and buildout of space. In 2025, Year 2 milestones include MS6: Interior buildout of space (4 months), MS7: Trail & Garden (4 Months) & MS8: Project closeout (2 months with 2-month time contingency) & open for business!

# IMPLEMENTATION STRATEGY & SCHEDULE





The Design & Planning Process for the Gardner Main Street meeting is a community oriented process that hears all voices, engages all stakeholders and takes into account the needs of a transforming community to create the best possibilities for the future of Gardner. With a series of community meetings and charrettes, where all ideas are considered.

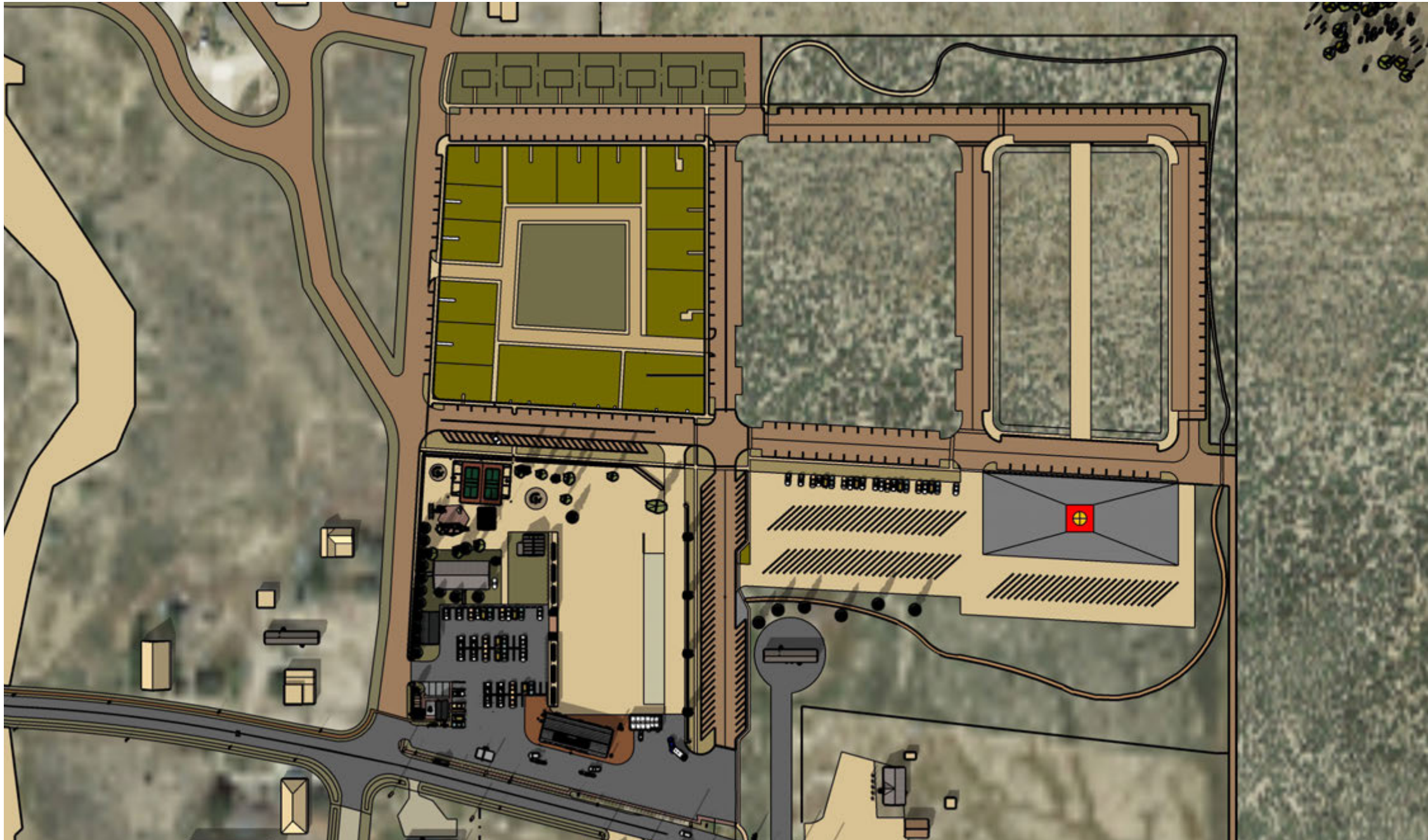
The process then moves into implementation: design, engineering, zoning and building the capital stack. Then approvals with the county and the project moves into Construction.

**INFRASTRUCTURE  
UTILITY & ROAD  
CONSTRUCTION**

**CONSTRUCTION OF HOUSING AND  
VERTICAL CONSTRUCTION**



# PHASE 2 HORIZONTAL INFRASTRUCTURE





# INFRASTRUCTURE UTILITY & ROAD CONSTRUCTION

The county will be coordinating with the community to cut in roads and begin horizontal infrastructure. This phase can take 3-6 months depending on the level of detail needed for drainage and to bury utilities.



# PROGRAM



TOTAL AREA  
1209670 ft<sup>2</sup> = 28 ACRES

- HOUSING 5.44 ACRES**  
BLOCK 1- AFFORDABLE ATTAINABLE HOUSING  
143825 FT<sup>2</sup> = 3.3 ACRES  
BLOCK 2- AFFORDABLE / ATTAINABLE OR  
MARKET RATE STARTER HOME  
93255 FT<sup>2</sup> = 2.15 ACRES
- FLIGHT FOR LIFE HELIPORT 34192 FT<sup>2</sup> = .78 ACRES**
- MIXED USE | LIVE WORK 2.6 ACRES**  
BLOCK 1 MIXED-USE | LIVE-WORK 35522.5 FT<sup>2</sup> = .81 AC.  
BLOCK 2 MIXED-USE | LIVE-WORK 27880.8 FT<sup>2</sup> = .64 AC.  
C- CORNER MIXED USE/ LIVE WORK
- C**  
4922.24 FT<sup>2</sup> = 0.113 ACRES  
BLOCK 3 MIXED-USE | LIVE-WORK OR STORE FRONT
- COMMERCIAL OR INDUSTRIAL 41772 FT<sup>2</sup> = 1 ACRES**
- PARKS / OPEN SPACE 215302.89 FT<sup>2</sup> = 5 ACRES**
- ACTIVE PARKS/ PLAYGROUND/ SPORTS COURT  
19790 FT<sup>2</sup> = .45**
- RODEO ARENA/ EVENT SPACE 11378.8 FT<sup>2</sup> = .26 ACRES**
- COMMUNITY CENTER/ LIBRARY/ WELCOME PLAZA  
/ WATER STATION SHARED COMMUNITY.  
68172 FT<sup>2</sup> = 1.6 ACRES**
- COVERED WAREHOUSE WASTE TRANSFER STATION  
100' X 100' BUILDING 10,000 FT<sup>2</sup> = .229 ACRES**
- CURB AND GUTTER 75570.82 FT<sup>2</sup> = 1.73 ACRES**
- STREET 214197.02 FT<sup>2</sup> = 4.9 ACRES**
- PARKING FOR EVENTS AND HORSE TRAILER PARKING**
- CO-OP FUEL STATION/ GENERAL STORE  
26206.18 FT<sup>2</sup> = .60 ACRES**



# UNDERSTANDING THE IMPACT

## PROJECT SUCCESS MEASURES

Huerfano County is a small community in Southern Colorado. Huerfano means orphan in Spanish, one of the original & native languages of the area as recently as the 1880s. In 2021, the median household income of Huerfano County households was \$45.7K with 14.2% of families living in poverty (source: CO demographics by CUBIT). Poverty is visible to the naked eye within the Gardner area & the Upper Huerfano Fire Protection District.

This project will directly serve the 536 households in the Upper Huerfano & 201 residents of the unincorporated village of Gardner as automatic CoOp members. This would have a tremendous & immediate impact in an area where the median house value is \$150,000, the elderly population lives on fixed incomes and access to high-speed internet, direct signal broadcasting, in some cases indoor plumbing & health care providers is unavailable. There are 14 volunteer firefighters & 4 volunteer fire board members & no law enforcement, as a result this area has some of the longest response times in the state. To say that Gardner & the surrounding area is a food desert is a gross understatement. Residents must travel by car for an average of 35 miles, one way, some over unpaved roads, to access the nearest grocery, fuel, propane supply, home supply, pharmacy & medical services. Propane is the primary source of heating & cooking fuel & must be acquired individually. Many of the residents do not have access to reliable transportation & there is no public transportation in the county.

The Huerfano Community Services CoOp would provide desperately needed services, amenities & access for community's residents. By including a fuel station, bulk grocery store, & prescription pick-up station alone, the project would be fulfilling a great need. By adding the library, communal professional kitchen, community garden, health-based exercise sites including sports courts, youth play area & trails which will be constructed around the Community Center, this project will address so much more that is lacking in the community. Children will feel seen and valued. Seniors will have safe gathering places & local support for their needs to be met. All the residents will have access to healthy food choices, library services, & access to building a business or production of a product. The possibilities are limitless when people are empowered to overcome obstacles. A community can thrive with a CoOp which meets their challenges & allows them

to provide for their needs in a sustainable & equitable manner; cooperatively, for the community, by the community. A physical space designed directly for the needs of the community that houses fresh, healthy food, a cafe/restaurant, commercial kitchen space & room to have nutrition & food programs will ensure that the community has equitable access to nutritious food. This will reduce the time; money & energy residents spend focusing on food. Instead of a 40–50-minute drive (each way), community members will have access to nutritious local food in the community, food delivery, prepared meals & other benefits of community access. When the Upper Huerfano area has a CoOp, it will be able to serve approximately 1,800 community members immediately & community members from other parts of the County who visit regularly, as well as tourists passing through & the 82 children & their families that attend Gardner Valley School.

In year 2 of the project, there are plans to have nutrition & food classes, & more space for community members to be able to bake & cook together in the community kitchen to add to the growing farmers market/locally produced market. Gardner takes care of their own. This will be a place to share knowledge, community, stories, & time together. The benefits of cooperative ownership go beyond the CoOp. Cooperatives bring strength to rural communities by providing jobs, building economic stability & supporting local services. With a Community Service CoOp in the community, health, social, educational, & other community services are part of the fundamental member benefits, keeping profits in the community, so the community benefits. The shared community space brings needed community connection for equitable & accessible mental, physical & social health care.

Phase 2 will be the horizontal development of the Infrastructure, building out the helipad (that already has funding) , and moving the waste transfer station to a space by the helipad.

This phase will require a lot of outside funding from DOLA and other federal and state funds to pay for infrastructure. Also, this phase will have county help to build the roads and infrastructure as part of a local match - The county will act as a partner in this phase, supplying machinery and materials and pairing this phase with an infrastructure upgrade that is currently planned with the Unincorporated Village of Gardner.





# PHASE 3 AFFORDABLE | ATTAINABLE HOUSING





# BLOCK 1 LAND USE OPTIONS



## BLOCK 1 LAND USE OPTIONS

USE	SF	Acre	# Units	Unit Type	Units/ Acre	Size of Units
OPTION 1						
AFFORDABLE ATTAINABLE HOUSING	143825.1	3.3	21	Mix of One bedrm/ 2-3 bedroom	6.36	800 sf-1200 sf-1500 sf
MIXED USE/ LIVE WORK	35522.47	.81	10	live work unit	12.34	1500-1700 sq ft
OPTION 2						
AFFORDABLE ATTAINABLE HOUSING both lots on block	143825.1	3.3	21	Mix of One bedrm/ 2-3 bedroom		
AFFORDABLE ATTAINABLE HOUSING both lots on block	35522.47	.81	8	live work unit		
OPTION 3						
DENSE AFFORDABLE ATTAINABLE HOUSING	179347.6	4.11	35	3 bedroom		800 sf-1200 sf-1500 sf

ALL SINGLE STORY  
 HOUSING TYPE 1 - 850 SQUARE FEET SINGLE BEDROOM FOR ELDERLY / SINGLE PERSON/ SERVICE PROVIDER ETC...  
 HOUSING TYPE 2 - 1200 – 1500 SQ FEET- 2-3 BEDROOM HOMES Deed Restricted  
 HOUSING TYPE 3 - LIVE WORK UNITS- 950 SQ FOOT LOWER LEVEL BROKEN INTO LIVE WORK SPACE/ KITCHEN BATHROOM/ WITH 500-700 SQ FEET UPPER LEVEL BEDROOMS VRBO GUEST HOUSE  
 HOUSING CLUSTERED AROUND REGENERATIVE GARDEN/ TREES/ ORCHARDS/ WORKSHOP AND SHARED SPACE IN CO-HOUSING MODEL FOR AFFORDABLE ATTAINABLE HOUSING

OPTION 1- AFFORDABLE/ ATTAINABLE DEED RESTRICTED HOUSING AND LIVE WORK.



OPTION 2- AFFORDABLE/ ATTAINABLE DEED RESTRICTED HOUSING



OPTION 2- AFFORDABLE/ ATTAINABLE DEED RESTRICTED DENSE HOUSING



# BLOCK 1 LAND USE OPTIONS

Homeownership is an important vehicle for strengthening financial security and building wealth. Owning a home is associated with financial stability and should be accessible to all. Attainable housing is housing that is affordable to people earning approximately 80% and 120% of the AMI and should not be required to spend more than 30% of their income on housing costs. (See the AMI chart from CHAFA in the financial section of this document) The goal with the affordable attainable housing portion of this project is one that allows for those who support and serve the community to live in a dignified way: teachers, firefighters, law enforcement officers, families and the elderly deserve quality, efficient housing that is built well and is affordable to heat and cool.

In the Gardner Main Street Project, we are looking at a model usually reserved for more expensive housing but applying it to affordable attainable housing- CoHousing. Cohousing communities are usually structured – in principle and often in architecture – to encourage frequent interactions and the formation of close relationships among their members. Cohousing developments are usually intentionally limited to around 20–40 homes and frequently feature large common areas for residents to enjoy, as well as shared resources such as a workshop, garden, community house and greenhouse. While cohousing developments are designed to encourage community, residents typically have as much personal privacy as they want. Residents are able to choose how much they engage within the community in order to find the right balance between their privacy and interactions with the community. Decision-making within cohousing communities is often based on forming a consensus within the community. Residents have shared space which they can all use, usually saving money and time on maintenance; however, residents can still manage their own space as they desire.

01

**AFFORDABLE ATTAINABLE HOUSING  
SINGLE BEDROOM 800 SF**

02

**2-3 BEDROOM 1000- 1500 SF**



Affordable and attainable housing for service providers including teachers, law enforcement officers, volunteer firefighters, medical service providers, families and the elderly is a primary goal of the Gardner Main Street Project. The housing should be sited for and built to take advantage of views, solar gain and be efficient so that it is warm in the winter and cool in the summer and affordable to maintain.

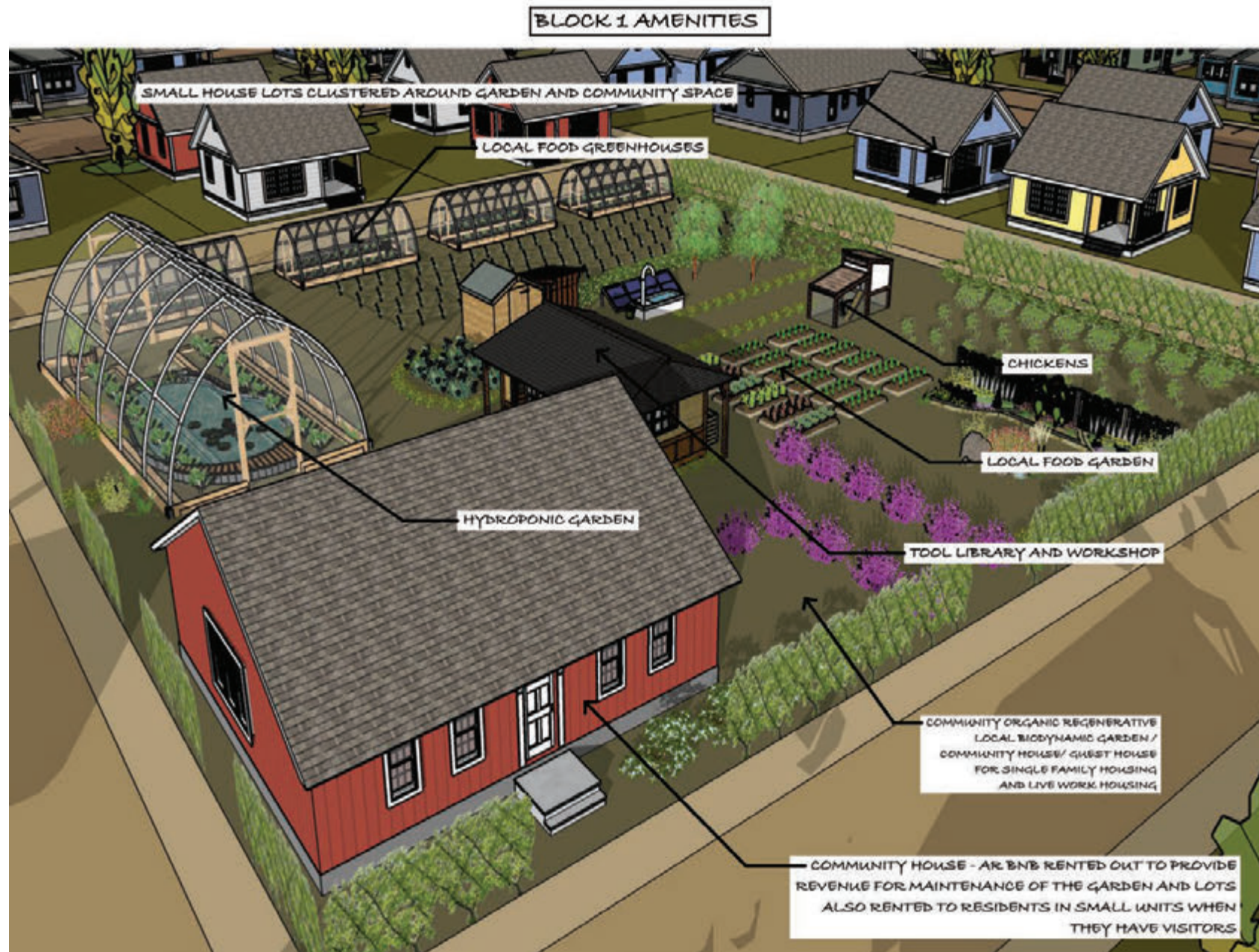


# AFFORDABLE | ATTAINABLE HOUSE TYPOLOGIES



## 03 LIVE WORK 1500 SF

The live-work townhouse units- can be duplexes or single structures- they must be built with quality materials and have a studio / mixed use live work space on the ground floor. This space can be used for a shop/ gallery or workspace. This will provide a much-needed economic outlet for local people as well as working space for craftspeople, artists, makers, home craft makers etc.



# BLOCK 1 LAND USE PROFORMA & COSTS

**BLOCK 1 DEVELOPMENT - 179,543 TOTAL SQFT**

4.12 Acres

Block One Program - Affordable/Attainable ("Aff/Att") Housing		\$4,744,325	Avg. Total	
			Option 2	Option 3
Total Units		37	0	0
Aff/Att - 1BR   850 SF	\$112 PSF	10	0	0
Aff/Att - 2BR   1200 SF	\$108 PSF	9	0	0
Aff/Att - 3BR   1500 SF	\$95 PSF	9	0	0
Aff/Att - Live/Work Duplex 3BR   1550 SF	\$94 PSF	9	0	-
Average SSF Per Unit		1264	-	-
Average Target \$/PSF Sale Price		\$101 PSF	-	-
Average Target Unit Sale Price		\$128,225	\$0	\$0
Parking Stalls		-	-	-
\$/Stall		\$0.00	\$0.00	\$0.00

**6.5% Fixed/30yr**

Per Unit  
Mo. Pymt  
\$480  
\$655  
\$720  
\$738

AFFORDABLE / ATTAINABLE HOUSING DEED RESTRICTED					SSF	Per Unit	Total
Housing Unit Description	Number of Units				Sq. Feet		
	1BR	2BR	3BR	L/W Dup			
<b>Block 1 Development 37 Total Units</b>						46,750	\$4,711,075
Aff/Att - 1BR   850	10				850	8,500	\$94,975
Aff/Att - 2BR   1,200		9			1200	10,800	\$129,475
Aff/Att - 3BR   1,500			9		1500	13,500	\$142,475
Live/Work Duplex				9	1550	13,950	\$145,975





# AFFORDABLE | ATTAINABLE HOUSE TYPOLOGIES

## MORTGAGE LOAN CALCULATOR

6.5% Interest rate/ 360 Mo. Loan

### LOAN DETAILS

LOWER INTEREST RATE MAY BE AVAILABLE THROUGH USDA/ USDA ALSO OFFERS DOWNPAYMENT LOAN ASSISTANCE

### PURCHASE PRICE

### MONTHLY LOAN PAYMENT

\$94,975

\$480

\$129,475

\$655

\$145,975

\$738







# PHASE 4 MISSING MIDDLE MARKET RATE HOUSING





# BLOCK 2 LAND USE OPTIONS



OPTION 1- MISSING MIDDLE MARKET RATE HOUSING AND LIVE WORK



OPTION 2- MISSING MIDDLE MARKET RATE HOUSING

## BLOCK 2 LAND USE OPTIONS

	USE	SF	Acre	# Units
OPTION 1	AFFORDABLE / ATTAINABLE OR MARKET RATE STARTER HOME	93255.2	2.14	10
	MIXED USE/ LIVE WORK	27880.81	0.64	10
OPTION 2	AFFORDABLE / ATTAINABLE OR MARKET RATE STARTER HOME	93255.2	2.14	10
	AFFORDABLE / ATTAINABLE OR MARKET RATE STARTER HOME	27880.81	0.64	4
OPTION 3	AFFORDABLE / ATTAINABLE OR MARKET RATE STARTER HOME	93255.2	2.14	10
	TINY HOME HOTEL	27880.81	0.64	



OPTION 3- MISSING MIDDLE MARKET RATE HOUSING & TINY HOME HOTEL



# BLOCK 2 LAND USE OPTIONS



## 01 MISSING MIDDLE STARTER HOME 1500-2000 SF

Missing Middle Affordable housing is affordable starter homes for families in a neighbourhood, walkable context that are close to amenities and create a connected neighbourhood. Garages are sited in the back of the house so that the front of the house faces the street with a porch or patio that fronts the street - to encourage an interactive neighbourhood.



## 02 LIVE WORK 1500 SF

The live work townhouse units- can be duplexes or single structures- they must be built with quality materials and have a studio / mixed use live work space on the ground floor- this space can be used for a shop/ gallery or workspace. This will provide a much needed economic outlet for local people as well as working space for craftspeople, artists, makers, home craft makers



## 03 TINY HOME BOUTIQUE HOTEL

The tiny home boutique hotel is a special use that could be cottages, cabins, tiny homes or renovated airstreams or trailers or gypsy wagons that create a one-of-a-kind unique hospitality experience- these are short term rentals only - but can be rented out for corporate retreats, school stays, weddings and also do a longer artist retreat as a possible use.



# MISSING MIDDLE MARKET RATE HOUSING

**BLOCK 2 DEVELOPMENT - 121,136 TOTAL SQFT**

2.78 Acres

Block Two Program - Missing Middle Market Rate ("MKR")		\$2,965,867	Avg. Total	
			Option 2	Option 3
Total Units		16	0	0
MKR - 1BR   850 SF	\$0 PSF	0	0	0
MKR - 2BR   1500 SF	\$132 PSF	4	0	0
MKR - 3BR   1800 SF	\$98 PSF	6	-	-
MKR Live/Work Duplex 3BR   1,500	\$117 PSF	6	-	-
Average SSF Per Unit		1631	-	-
Average Target \$/PSF Sale Price		\$114 PSF	-	-
Average Target Unit Sale Price		\$185,367	\$0	\$0
Parking Stalls		11	-	-
\$/Stall		\$0.00	\$0.00	\$0.00

6.5% Fixed/  
Per Unit  
Mo. Pymt  
\$0  
\$1,002  
\$891  
\$919

MISSING MIDDLE MARKET RATE HOUSING					SSF	Prc/Unit	Total
Housing Unit Description	Number of Units				Sq. Foot	Parking/ Garage	
<b>Block 2 Development 16 Total Units</b>	1BR	2BR	3BR	L/W Dup			
MKR - 1BR   850	0				-	-	\$0
MKR - 2BR   1,500		4			1500	2	\$792,800
MKR - 3BR   1,800			6		1800	3	\$1,057,200
MKR Live/Work Duplex 3BR   1,550				6	1550	6	\$1,090,200
							\$2,940,200

\*SSF = Structural Square Footage



# PHASE 5 SMALL SCALE COMMERCIAL





## USE

### SMALL SCALE COMMERCIAL & MANUFACTURING

Small communities are shaping the way that they grow by investing in their communities. Gardner can be that kind of innovative community because it always has been. By building on the dynamic views and inclusive community with services and assets that attract teachers to the area who want to stay and raise their families, healthcare workers, small scale manufacturing like crafts people, builders, makers, people who want to grow food and artists who are looking for solitude but still want a place to get a coffee, Gardner can redefine itself. This new reality requires a combination of place making investments, place-based economic development, and inclusive ecosystem building. As Gardner embraces new ideas and opens the door to change that affords opportunity and possibility and preserves its natural resources it can become a place where the next generation can thrive. The work that we have done over the last 18 months is Investing in the place and that is key to economic strength. Gardner has a very unique identity and community and that is essential to long-term value. The social connections are essential to economic resilience and to the strength of the community as a whole. Small-scale manufacturing businesses help us achieve that model by bringing in jobs, and workers willing to turn those jobs into livelihood to contribute to the community.



# BLOCK 3 LAND USE PROFORMA & COSTS

**BLOCK 3 DEVELOPMENT - 107,740 TOTAL SF**

2.47 Acres

Block Three & Community Center Block Program - Mixed Use		\$2,023,920	Avg. Total	
			Option 2	Option 3
Total Units		12	-	-
MKR Live/Work Duplex 3BR   1,550	\$113 PSF	6	-	-
Comm./Light Ind.	\$19 PSF	3	-	-
CO-OP Gas Station	\$50 PSF	1	-	-
Library	\$42 PSF	1	-	-
Helipad	\$5 PSF	1	-	-
Average SSF Per Unit		5722	-	-
Average Target \$/PSF Sale Price		\$29 PSF	-	-
Average Target Unit Sale Price		\$168,660	\$0	\$0
Parking Stalls		8	-	-
\$/Stall		\$0.00	\$0.00	\$0.00

MIXED USE - LIVE/WORK DUPLEX RESIDENTIAL   COMMERCIAL/LIGHT INDUSTRIAL/PUBLIC USE								GSF	SSF	Prc/Unit	
Unit Description	Number of Units					Sq. Foot	Parking/ Garage	107,740	68,667		
<b>Block 3 Development 12 Total Units</b>	Qty	Qty	Qty	Qty	L/W Dup	GSF Factor					
MKR Live/Work Duplex 3BR   1,550	6						1550	8	41,771	9,300	\$174,700
Commercial/Light Industrial   50x50 or 75x75		3					5625	-	65,969	16,875	\$109,200
CO-OP Gas Station 40'x100' steel			1				4000			4,000	\$200,000
Library				1			4300	-	0	4,300	\$180,700
Helipad					1		34192	-	0	34,192	\$178,700

\*SSF = Structural Square Footage



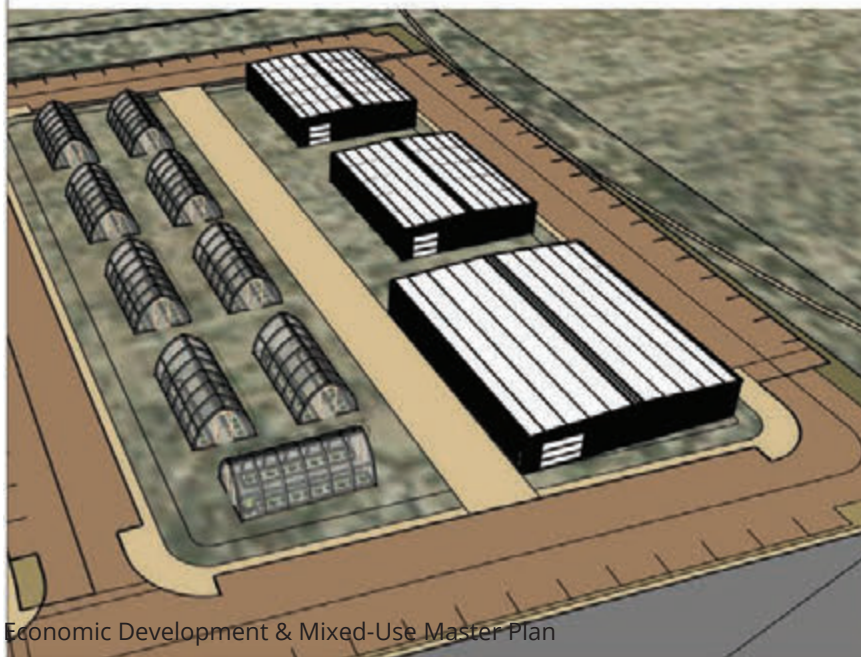
# SMALL SCALE COMMERCIAL



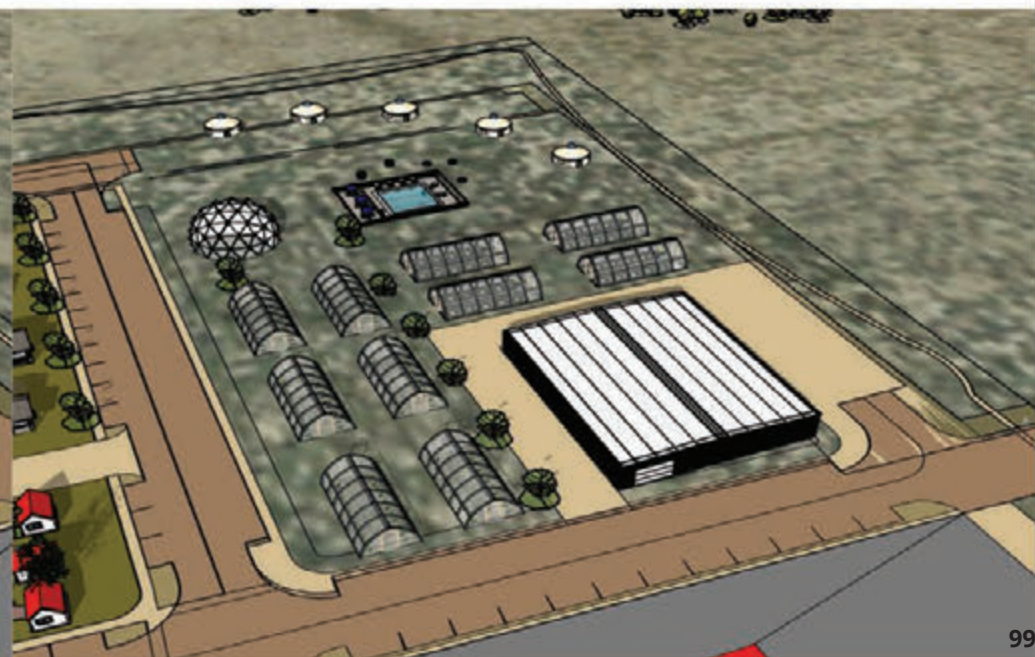
OPTION 1- LIVE WORK WITH GARAGES AND SMALL SCALE WAREHOUSE MFG.

## BLOCK 3 LAND USE OPTIONS

	USE	SF	Acre	# Units	Unit Type
OPTION 1	MIXED USE  LIVE WORK OR STORE FRONT COMMERCIAL OR INDUSTRIAL	41771.28	.9589	12	
	COMMERCIAL OR INDUSTRIAL	55969.11	1.28	2	
	COVERED WAREHOUSE WASTE TRANSFER STATION 100' X 100" BUILDING	10,000	0.229	1	
OPTION 2	Greenhouses for ag production 9	41771.28	.9589	9	
	warehouse Smaller - 2 warehouses for small mfg	55969.11	1.28	2	50 x 50 or 75 x 75
	COVERED WAREHOUSE WASTE TRANSFER STATION 100' X 100" BUILDING	10,000	0.229	1	100' X 100"
OPTION 3	HEATED SPA POOL AND YURT GLAMPING	194739.5			
	COVERED WAREHOUSE WASTE TRANSFER STATION 100' X 100" BUILDING	10,000	0.229		



OPTION 2- MISSING MIDDLE MARKET RATE HOUSING



OPTION 3- SOLAR HEATED SPA POOL AND GREENHOUSES AND YURT GLAMPING HOTEL

# 05

## ECONOMIC APPROACH & FINANCIAL PLAN



### COMMUNITY OF GARDNER ECONOMIC APPROACH

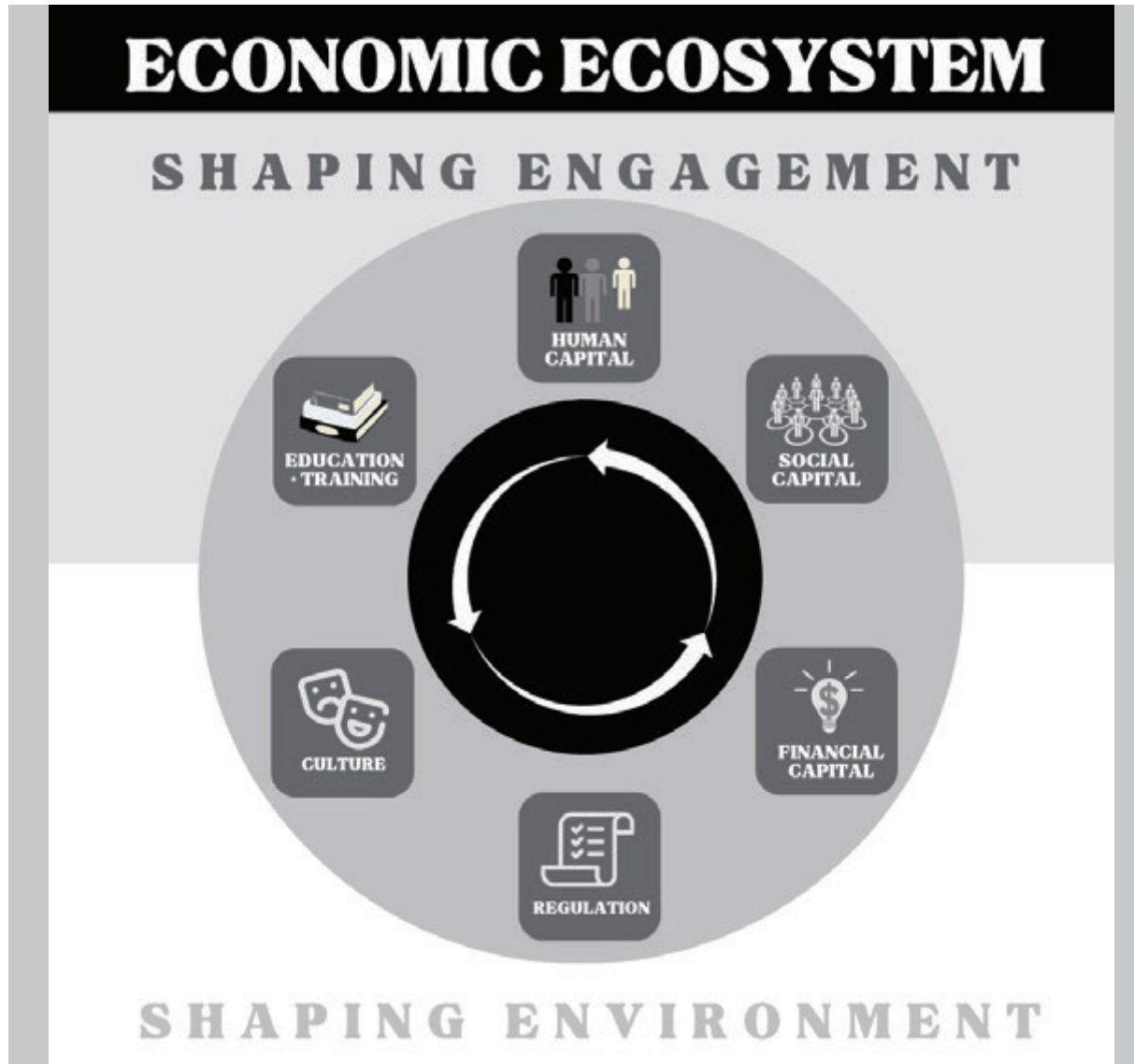
Community of Gardner has enlisted partners to assist in the research and development of organisational and economic approaches to support their community and economic objectives for the Community of Gardner efforts. The following outlines the economic approach to shape future efforts around economic and community development. Overall, the Community of Gardner’s economic approach will likely involve a combination of strategies, tailored to the specific needs and opportunities of their community. By focusing on sustainable and collaborative economic development, the Community of Gardner can create a more resilient and thriving community for generations to come.





## ECONOMIC DEVELOPMENT PRIORITIES

THE COMMUNITY OF GARDNER IDENTIFIED  
THREE PRIORITY AREAS  
TO FOCUS THEIR COMMUNITY AND ECONOMIC DEVELOPMENT EFFORTS.



### 01 HOUSING

The Community of Gardner is working to address issues related to housing affordability, availability, and quality. This may involve initiatives such as increasing the supply of affordable housing, improving the condition of existing housing stock including increasing running water and amenities to older homes, or incentivizing property owners to invest in building new or enhancing existing properties.

### 02 INFRASTRUCTURE

Infrastructure refers to the physical systems and structures that support a community, such as roads, utilities, and the horizontal structure that allows for growth and investment in structures and uses. The Community of Gardner will not be able to significantly grow housing and economic ecosystems without improving or expanding its existing infrastructure.

### 03 ECONOMIC ECOSYSTEM

This priority area may be focused on supporting local businesses and promoting economic growth in the community. With focus this area may involve initiatives to shape local access, circular economic approaches, and providing resources and training for small business owners, attracting new businesses to the area, or supporting the development of local industry clusters.

# RESOURCE PARTNERS & FINANCING MODELS

THERE ARE NATIONAL, STATE, AND PRIVATE RESOURCES THAT COULD BE USED TO SUPPORT EFFORTS IN COMMUNITY OF GARDNER AS OUTLINED IN THE PROJECT REPORT.

SOME POSSIBLE FUNDING SOURCES AND PARTNERS TO CONSIDER INCLUDE THE FOLLOWING LIST:

## **The United States Department of Agriculture (USDA) Rural Development**

offers a variety of programs and resources to support rural development, including funding for community facilities, business development, and housing. These programs may be relevant to the Community of Gardner's efforts to create sustainable infrastructure, housing, and cooperative business and housing models.

## **Colorado State University Extension (CSU Extension)**

provides research-based information and education to residents of Colorado on a wide range of topics, including agriculture, natural resources, and community development. They offer a variety of resources and services that may be helpful for the Community of Gardner's initiatives around economic, recreation, food systems, and housing.

## **Community Land Trust (CLT)**

is a nonprofit organization that is formed to own and manage land in order to provide affordable housing and other community benefits. CLTs can be used to help ensure long-term affordability of housing or to preserve community assets, such as parks or community gardens.

## **A Metropolitan District (Metro District)**

is a form of local government that can be used to finance infrastructure projects and services within a specific geographic area. Metro districts are typically funded through property taxes or special assessments, and they may be used to fund a wide range of projects, such as roads, parks, and public facilities.

## **A Community Development Corporation (CDC)**

is a nonprofit organization that is focused on community development and revitalization. CDCs may be involved in a variety of activities, such as affordable housing development, small business development, and community organizing. CDCs may receive funding from a variety of sources, including government grants and private donations

## **The RMFU Cooperative Development Center**

a program of the Rocky Mountain Farmers Union Educational and Charitable Foundation, Inc. (The "RMFU Foundation"), was established in 1996 to provide technical, financial, and educational assistance for new and existing cooperative businesses and projects. Cooperatives are time-tested business models and are often preferred structures for our clients in rural areas. For 25 years, we have helped small to mid-scale and/or resource-limited family farmers and ranchers, other rural entrepreneurs and agencies serving rural communities begin, grow and re-tool businesses, resulting in increased economies of scale, meaningful job creation and retention, better quality of life, and increased income opportunities for rural citizens.

## **The Colorado Health Foundation**

is a nonprofit organization that supports efforts to promote health equity in Colorado communities. The foundation's focus areas include healthy living, health equity, and mental health, among others. The Community of Gardner may be able to access funding or other resources from the foundation to support their efforts to promote health and wellness in their community.





### **Great Outdoors Colorado (GOCO)**

Is a state agency that supports outdoor recreation and conservation projects throughout Colorado. GOCO funds a variety of projects, including parks and trails, wildlife habitat, and river restoration. The Community of Gardner may be able to access funding or other resources from GOCO to support their efforts to promote outdoor recreation and healthy living in their community.

### **The Colorado Department of Transportation (CDOT)**

CDOT Revitalization offers funding and support for transportation-related projects through their Revitalization program. The program supports efforts to revitalize main streets and downtown areas, improve pedestrian safety, and promote healthy living and recreation. The Community of Gardner may be able to access funding or other resources from CDOT Revitalization to support their efforts to create a safe and walkable community with access to outdoor recreation opportunities.

### **The South Central Council of Governments (SCCOG)**

Provides a range of grant opportunities for housing upgrades and improvements. These grants are aimed at supporting local communities in their efforts to create affordable and sustainable housing options. By leveraging these SCCOG grant programs, the Community of Gardner can work to create more affordable and sustainable housing options for its residents. It's important to review the specific requirements and eligibility criteria for each program to determine which ones are the best fit for the community's needs and priorities.

### **Department of Local Affairs (DOLA)**

is a state agency that serves as the primary interface between the State and local communities throughout Colorado. DOLA provides financial support to local communities and professional and technical services to community leaders in the areas of governance, housing, and property tax administration.

### **Office of Economic Development & International Trade (OEDIT)**

The Colorado Office of Economic Development and International Trade (OEDIT) creates a positive business climate that encourages dynamic economic development and sustainable job growth. OEDIT's programs work to grow a resilient economy where everyone not only gets by, but thrives. Their agency consists of 14 divisions and offices that support various industries, regions, and sectors. Their mission is to achieve and sustain a healthy Colorado economy that works for everyone and protects what makes Colorado the best state in the country to live, work, start a business, raise a family, and retire.

### **Colorado Housing Finance Authority (CHFA)**

CHFA strengthens Colorado by investing in affordable housing and community development. They offer financial resources to strengthen homeownership, affordable rental housing, and businesses. The CHFA team works together throughout Colorado to increase the availability of affordable, decent, and accessible housing for lower income Coloradans; and strengthen the state's economy by providing financial assistance to businesses. More than \$32.5 billion in Colorado's economy.

# GOVERNANCE + FINANCE MODELS

## **Consider a Community Development Corporation (CDC).**

A CDC is a neighborhood-level, non profit organization that implements community development projects ranging from the development of affordable housing and community centers to job training and health services. These organizations were created to build the capacity of low-income communities. CDCs often function as real estate developers, dealmakers, and intermediaries between community-based service providers, public agencies, and investors like banks, philanthropic organizations, and community development financial institutions (CDFIs). A significant portion of funding for CDCs often comes from local government and through state and federal grants, such as the U.S. Department of Housing and Urban Development's Community Development Block Grant. CDCs can also receive funding from philanthropic foundations.

## **Community Housing Development Organization (CHDO)**

A Community Housing Development Organization (CHDO) is a private, nonprofit, community-based organization with qualified staff that is receiving HOME funds as the owner, developer, or sponsor of affordable housing for the community it serves.

Since 1995, the Colorado Division of Housing (DOH) has made funds available to CHDOs for pre-development, capacity building, administration and operating activities that increase the supply of affordable housing in Colorado. The Colorado Division of Housing accepts applications for CHDO Operating Grants once a year, on September 1st. The Colorado Division of Housing will award CHDO Operating Grant funds on an as-needed basis. In order to receive CHDO funds from the Colorado Division of Housing (DOH), a local housing organization must be formally certified by the CDOH at the time of each application for operating grants and CHDO eligible housing projects.

## **Housing Cooperative Model**

A housing cooperative, or housing co-op, is a type of housing arrangement where a group of people collectively own and manage a multi-unit residential property. Rather than individual ownership of units, residents of a housing co-op hold shares in the cooperative corporation that

owns the property. This means that residents have a say in how the co-op is run, but they do not own their individual units as they would in a condominium or other forms of ownership.

Housing co-ops can be funded in a variety of ways. In some cases, co-ops are financed through loans from banks or other financial institutions. However, housing co-ops may also be eligible for government funding or subsidies, particularly if they are focused on providing affordable housing. For example, some housing co-ops in the United States are funded through the Department of Housing and Urban Development (HUD), which provides financial assistance to low-income individuals and families. Additionally, some co-ops may raise funds through membership fees or other types of investments.

It's worth noting that housing co-ops can be structured in different ways, and the specifics of how they are funded can vary depending on the particular co-op and the local laws and regulations that govern housing cooperatives. However, the basic idea behind a housing co-op is to provide an alternative model of housing ownership and management that is more community-oriented and collectively managed than traditional forms of ownership.

## **Incorporation**

Gardner is currently an unincorporated town which means it does not have a local government. These communities typically do not have elected officials at the town level and as a result must rely on the county to represent it. The area is bound to the laws of the Huerfano county.

A town or township may wish to incorporate to have greater local control and autonomy. Police, trash collection, local government and zoning boards are four examples of ways incorporated towns have autonomy. When a town is incorporated it also has greater control over finances. This gives the town control over its tax revenue which can then be used for services.

A town or city that is incorporated has received a charter from the state. Thus, it is legally allowed to have its own elected officials, and, with some exceptions, make its own rules. The rules a municipality follows are either home-rule or general-law rule.





# UNINCORPORATED TINY TOWN

<b>WHY</b>	Establish a sustainable and resilient approach to support the quality of life and community values specific to Gardner.		
	<b>GOVERNANCE</b>	<b>CAPITAL</b>	<b>EXPERTISE</b>
<b>WHAT</b>	Establish a legal entity that can advocate for and represent the community, accept and manage funds, and liaise and contract with other governmental and private entities.	Identify and manage funds, partnerships, and programs to ensure local initiatives and citizens can acquire and grow equity and wealth through place based investments.	Analyze, collect, and create access to knowledge and training around place based investing through building trades, certifications, and areas of skill needed.
<b>HOW</b>			
Legal Entities	Consider a Community Development Corporation with a Cooperative Model for governance and decision-making.	Use a Community Development Corporation to raise funds for a set geographic area, invest in the upfront costs, and manage housing to demonstrate local investment in support community initiatives.	Establish a training program to help guide locals to learn building trades, property management + development, and financial + business management.
Public-Support	Educate and discuss options for establishing a Community Development Corporation to demonstrate local investment in supporting community initiatives.	Consider a USDA loan for any public facilities and infrastructure, and managing revolving loan funds for local access.	Research and compare grant funds and projects funded through grassroots fundraising efforts.
Private Support	Establish a Community Development Corporation.	Establish a local lending process to allow locals to build equity in new developments.	Enlist a financial advisor to help guide decisions around financing mechanisms and capital.
Regional Support	Identify a representative to communicate and attend meetings with the county, fire district, SCCOG, and other meetings.	Participate in a County Stronger Communities grant to get support for infrastructure.	Consider outlining projects for the Trinidad State University Building Trades program - infill upgrades in senior's homes AND new building of homes.

# FOCUS AREAS FOR COLLABORATION DEVELOPMENT

THE COMMUNITY OF GARDNER FOCUS GROUP PARTICIPANTS EXPRESSED INTEREST IN A STRONGER UNDERSTANDING AND CREATIVE IDEAS AROUND THE FOLLOWING FOCUS AREAS:

## Food Systems + Light Manufacturing

The food and light manufacturing industries can provide valuable economic opportunities for rural communities like the Community of Gardner. One potential model for supporting these industries is through the use of business incubators, which provide a supportive environment for new and emerging businesses. Business incubators may offer services such as shared workspace, mentorship, and access to capital.

Additionally, the Community of Gardner could explore the use of cooperatives or other forms of collective ownership to support local food and manufacturing businesses.

- Expand local options for cooperation and commerce with the enhanced gas station and healthy food convenience store.
- Expand access to services by supporting the Clinica Health Services + Food Coop + Shower - and engaging rotating providers with telehealth opportunities.
- Support the formation of an Agricultural Cooperative to include light creative culinary manufacturing, canning, and production.

## Public-Private Partnership for Transit

Public-private partnerships (PPPs) can be a valuable tool for financing and delivering transportation. PPPs involve a collaboration between public and private sector entities to design, build, and/or operate transit. PPPs can help to leverage private sector capital and expertise, while also ensuring that public sector goals and objectives are met. A partnership in Huerfano County could form around shared vehicles and staffing to accomplish more with less.

- Advocate for a review and revision of South Central Council of Government policy around use of buses to permit some vehicles to drive on dirt roads.
- Consider Strategy, grants, and communications to establish electric vehicle charging stations as contributing to a local grid and tourist attraction.
- Expand training and staff sharing for drivers with commercial licenses to build a regional pool of qualified professionals.
- Expand gateway markers and communication of fire restriction updates to ensure awareness and attract attention of passers by.
- Consider traffic calming measures in the community to ensure safety and to encourage visitors to stop and stay a while.





## Cooperative Ownerships for Co-Housing

Cooperative ownership can be a useful model for supporting co-housing communities, which involve a group of people living together in a shared housing arrangement. In a cooperative ownership model, the residents collectively own and manage the property, and decisions are made democratically. Cooperatives can help to ensure that residents have a say in how the property is managed and maintained, and they can also provide a framework for sharing costs and responsibilities. Additionally, co-housing communities may be eligible for government funding or other forms of support if they are focused on providing affordable housing.

Some of the key factors the community would like to focus on includes these key ideas:

- There should be a focus on dedicated housing for law enforcement, teachers, and other civil servants.
- Review housing strategy with SCCOG to discuss housing improvement funds for housing upgrades with bulk purchasing of equipment to reduce costs in Gardner.
- Consider some form of taxing district to help fund and manage projects.
- Plan housing around locations that allow for reduced costs if the horizontal infrastructure can be done in-house and the water, sewer, and electricity goes to the boundary of the parcel.
- Consider cooperative ownership structure in place to keep costs reasonable and allow for group purchase.
- Consider forming a Community Housing Development Organization under the existing Housing authority to tap into Housing Authority Revenue bonds would be a possibility.
- Consider how to work through economies of scale - group this with multiple projects. •

## Community Incubators for Recreation + Tourism

Community incubators for recreation and tourism can be a powerful way to engage both locals and visitors in the sustainable development of the Community of Gardner's outdoor recreation opportunities. By creating community incubators for recreation and tourism, the Community of Gardner can build a more sustainable and engaged community that supports both the local economy and the environment. Here are some potential strategies for implementing this approach:

- Formalize and Communicate the community trail network. To address the challenge of private land surrounding the Community of Gardner, the community could work to establish a network of community trails that connect existing public lands and recreation areas. Partnering with neighbouring communities or landowners to create trail easements and improve access.
- Establish regular community presence at the community center or kiosk as a welcome center to provide visitors with information about local recreation opportunities, including trail maps, hunting amenities, and information about nearby byways and dark sky viewing areas.
- The Community of Gardner could work to establish partnerships with local businesses, to provide visitors with access to equipment, tours, and other services to support local businesses and create economic opportunities for the community.
- To engage both locals and visitors in the sustainable development of Community of Gardner's outdoor recreation opportunities, the community could work to layer recreation activities with community events and engagement opportunities.
- The Gardner Community could work to document and communicate existing trails to increase public access. This could involve creating a comprehensive trail map, posting signage and way finding markers, and engaging with local organizations to promote trail use.

# CASH FLOW & PROFORMA

## Cash Flow & Proforma

<u>Year</u>		<u>Total</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>
<u>Project Milestones</u>						
Infrastructure (includes time for permitting, etc.)						
Units Under Construction (includes time for entitlement, etc.)						
<u>For Sale Units online</u>	Y	<b>62</b>				24
Affordable/Attainable 1-3BR	32 Total Units Proj.					18
Missing Middle Mkt Rate 1-3BR	16 Total Units Proj.					6
MKR Live/Work Ind./Comm/Public	14 Total Units Proj.					-
<u>POTENTIAL SOURCES</u>						
<u>For Sale Unit Proceeds</u>						
Block One Development	32					
Aff/Att - 1BR   850 SF	\$112 PSF	10	\$ 949,750			949,750
Aff/Att - 2BR   1200 SF	\$108 PSF	7	\$ 906,325			
Aff/Att - 3BR   1500 SF	\$95 PSF	7	\$ 997,325			
Aff/Att - L/W 3BR   1550 SF	\$94 PSF	8	\$ 1,167,800			1,167,800
Block Two Development	16					
MKR - 1BR   0 SF	\$0 PSF	0	\$ -			
MKR - 2BR   1500 SF	\$132 PSF	4	\$ 792,800			
MKR - 3BR   1800 SF	\$98 PSF	6	\$ 1,057,200			
MKR - L/W 3BR   1550 SF	\$117 PSF	6	\$ 1,090,200			1,090,200
Block Three Development	14					
MKR Live/Work Duplex   1550	\$113 PSF	8	\$ 1,397,600			
Commercial/Light Industrial   5625	\$19 PSF	3	\$ 327,600			
CO-OP Gas Station   4000	\$50 PSF	1	\$ 200,000			
Library   4300	\$42 PSF	1				
Library   34192	\$5 PSF	1				
Total			\$ 8,886,600			3,207,750
CO-OP Community Store/Gas Station Sales						-
Grants						-
Cash/Equity Contribution						-
OPEN						-
TOTAL			\$ -	\$ -	\$ -	\$ 3,207,750





## Gardner, Huerfano County, CO

## Plan of Development

3 large lot light industrial

10 market rate residential lots

14 live work lots

24 affordable attainable residential lots

8 flex (live work/ townhouse w detached garage/ or commercial)

Helipad (have grant)

Co-op gas station

Library

Water Tap Fee \$5,500

Sewer Tap Fees \$3,300

Property Taxes - 94.762

94.672 or 58.55 mills

# PROFORMA

Gardner, Huerfano County, CO

Plan of Development

Construction Cost:

**Block 1 - 3.3 acres - Affordable/Attainable Housing, Deed Restricted 32 Units**

Aff/Att - 1BR	850 SF	10 Units	Aff/Att - 2BR	1200 SF	7 Units	Aff/Att - 3BR	1500 SF	7 Units	Aff/Att - 3BR	1550 SF	8 Units
Early Development		\$ 6,100	Early Development		\$ 6,100	Early Development		\$ 6,100	Early Development		\$ 6,100
Soft Costs		\$ 15,000	Soft Costs		\$ 15,000	Soft Costs		\$ 15,000	Soft Costs		\$ 15,000
Hard Costs		\$ 55,000	Hard Costs		\$ 85,000	Hard Costs		\$ 95,000	Hard Costs		\$ 98,500
Development Fee		\$ 2,875	Development Fee		\$ 2,875	Development Fee		\$ 2,875	Development Fee		\$ 2,875
Sales & Marketing		\$ 1,500	Sales & Marketing		\$ 1,500	Sales & Marketing		\$ 1,500	Sales & Marketing		\$ 1,500
Contingency		\$ 14,500	Contingency		\$ 19,000	Contingency		\$ 22,000	Contingency		\$ 22,000
Total		\$ 94,975			\$ 129,475			\$ 142,475			\$ 145,975
Total Per Square Foot		\$112 PSF			\$108 PSF			\$95 PSF			\$94 PSF
		\$949,750			\$906,325			\$997,325			\$1,167,800

**Block 2 - 2.78 acres - Missing Middle Market Rate Housing ("MKR") 16 Units**

MKR - 1BR	0 SF	0 Units	MKR - 2BR	1500 SF	4 Units	MKR - 2BR	1800 SF	6 Units	MKR - Live/Work Duplex	1550 SF	6 Units
Early Development		\$ 9,700	Early Development		\$ 9,700	Early Development		\$ 9,700	Early Development		\$ 9,700
Soft Costs		\$ 35,000	Soft Costs		\$ 35,000	Soft Costs		\$ 35,000	Soft Costs		\$ 35,000
Hard Costs		\$ 75,000	Hard Costs		\$ 120,000	Hard Costs		\$ 95,000	Hard Costs		\$ 98,500
Development Fee		\$ 7,000	Development Fee		\$ 9,000	Development Fee		\$ 8,000	Development Fee		\$ 9,000
Sales & Marketing		\$ 2,500	Sales & Marketing		\$ 2,500	Sales & Marketing		\$ 2,500	Sales & Marketing		\$ 2,500
Contingency		\$ 22,000	Contingency		\$ 22,000	Contingency		\$ 26,000	Contingency		\$ 27,000
Total		\$ 151,200			\$ 198,200			\$ 176,200			\$ 181,700
Total Per Square Foot		\$0 PSF			\$132 PSF			\$98 PSF			\$117 PSF
		\$0			\$792,800			\$1,057,200			\$1,090,200

**Block 3 & CCB - 2.47 acres - L/W Duplex & Commerical/Industria/Public 13 Units**

L/W Duplex	1550 SF	8 Units	Comm./Light Ind.	5625 SF	3 Units	CO-OP Station	4000 SF	1 Unit	Library	4300 SF	1 Unit	Helipad	34192 SF
Early Development		\$ 9,700	Early Development		\$ 9,700	Early Development		\$ 12,500	Early Development		\$ 9,700	Early Development	
Soft Costs		\$ 35,000	Soft Costs		\$ 12,000	Soft Costs		\$ 39,000	Soft Costs		\$ 35,000	Soft Costs	
Hard Costs		\$ 98,500	Hard Costs		\$ 55,000	Hard Costs		\$ 112,000	Hard Costs		\$ 98,500	Hard Costs	
Development Fee		\$ 7,000	Development Fee		\$ 8,000	Development Fee		\$ 8,000	Development Fee		\$ 9,000	Development Fee	
Sales & Marketing		\$ 2,500	Sales & Marketing		\$ 2,500	Sales & Marketing		\$ 2,500	Sales & Marketing		\$ 2,500	Sales & Marketing	
Contingency		\$ 22,000	Contingency		\$ 22,000	Contingency		\$ 26,000	Contingency		\$ 26,000	Contingency	
Total		\$ 174,700			\$ 109,200			\$ 200,000			\$ 180,700		
Total Per Square Foot		\$113 PSF			\$19 PSF			\$50 PSF			\$42 PSF		
		\$1,397,600			\$327,600			\$200,000			\$180,700		



# PLAN OF DEVELOPMENT USES & SOURCES OF FUNDING



Uses of Funding	
Early Development	\$ 500,100
Soft Costs	\$ 1,470,000
Hard Costs	\$ 5,762,500
Development Fee	\$ 334,375
Sales & Marketing	\$ 125,500
Contingency	\$ 1,394,000
Public Infrastructure	\$ 7,150,245
<b>TOTAL</b>	<b>\$ 16,736,720</b>
Excess/(Deficit)	\$ (7,384,645)

Sources of Funding	
Grant funding (TOTAL)	\$ -
County Contribution (TOTAL)	\$ -
Private Contributions (TOTAL)	\$ -
Foundations (El Pomar, etc....)	\$ -
For Sale Unit Proceeds (TOTAL)	\$ 9,227,075
Block One - Affordable/Attainable Deed Restricted	\$ 4,711,075
Block Two - Missing Middle Market Rate	\$ 2,940,200
Block Three - Live/Work Duplex & Comm./Light Ind./Public	\$ 1,575,800
Financing (TOTAL)	\$ -
[open]	\$ -
<b>TOTAL</b>	<b>\$ 9,352,075</b>

# HUERFANO COUNTY AMI



Colorado Housing Financing Authority ("CHFA")

Huerfano County

AMI	2022 Maximum Rents						2022 Income Limits			
	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person
120%	1,728	1,850	2,220	2,565	69,120	78,960	88,800	98,640	106,560	114,480
100%	1,440	1,542	1,850	2,137	57,600	65,800	74,000	82,200	88,800	95,400
80%	1,152	1,234	1,480	1,710	46,080	52,640	59,200	65,760	71,040	76,320
70%	1,008	1,079	1,295	1,496	40,320	46,060	51,800	57,540	62,160	66,780
60%	864	925	1,110	1,282	34,560	39,480	44,400	49,320	53,280	57,240
55%	792	848	1,017	1,175	31,680	36,190	40,700	45,210	48,840	52,470
50%	720	771	925	1,068	28,800	32,900	37,000	41,100	44,400	47,700
45%	648	694	832	961	25,920	29,610	33,300	36,990	39,960	42,930
40%	576	617	740	855	23,040	26,320	29,600	32,880	35,520	38,160
30%	432	462	555	641	17,280	19,740	22,200	24,660	26,640	28,620
20%	288	308	370	427	11,520	13,160	14,800	16,440	17,760	19,080

Down Payment Assistance - Select Sources

### Colorado Housing Assistance Corporation

670 Santa Fe Drive Denver, CO 80204

(303) 572-9445

<https://chaconline.org/>

Low interest, flexible loans for down payment & closing costs.

Loan is a second mortgage serviced by CHAC

Lending Partner: FirstBank

Summary of eligibility:

- No ownership interest in a primary residence for 3yrs
- Must occupy property as your primary residence
- Do not own other residential property
- Requires full disclosure of all sources of income and assets
- Home Price and Asset Limits apply
- Demonstrated need

### South Central Council of Governments

300 Bonaventure Ave. Trinidad, CO 81082

(719) 845-1133

<https://sccog.colorado.gov/>

### CHFA

1981 Blake St. Denver, CO 80202

(303) 297-2432

[Link to DPA Programs](#)

#### Down Payment Assistance Grant

Up to 3% of first mortgage (30yr, fixed rate)  
Higher interest rates apply

#### Second Mortgage Loan

Up to 4% of first mortgage (30yr, fixed rate)  
Loan repayment deferred.  
Higher interest rates apply



# ADDENDUM 1- RESOLUTION CREATING GMSAB

## THE BOARD OF COUNTY COMMISSIONERS OF HUERFANO COUNTY, COLORADO

### A RESOLUTION CREATING THE GARDNER MAIN STREET ADVISORY BOARD

WHEREAS, C.R.S. § 30-28-107 authorizes the Board of County Commissioners to establish any such office that in its judgement may be required for the efficient management of the business and concerns of the county; and,

WHEREAS, the Board of County Commissioners has determined that the establishment of certain boards and committees are necessary to help protect the best interests of the County's inhabitants and to promote the health, safety, prosperity, security, and general welfare of the County; and,

WHEREAS, Huerfano County was awarded and has accepted a Rural Economic Development Initiative Grant from the Colorado Department of Local Affairs for the creation of an economic development master plan for the unincorporated Community of Gardner; and,

WHEREAS, the Board of County Commissioners has purchased a 29-acre property with the intent of leveraging it for the benefit of the Community of Gardner; and,

WHEREAS, the Board of County Commissioners desires the creation of an advisory board to steer the creation of the economic development master plan and in turn develop the Gardner Mixed Use Development Plan for the 29-acre parcel; and,

# ADDENDUM 1- RESOLUTION CREATING GMSAB

WHEREAS, notice has been placed in the World Journal, Huerfano County's paper of record, that letters of interest with a brief biography are being accepted until Thursday Development.

NOW, THEREFORE, BE IT RESOLVED by the Huerfano County Board of County Commissioners of Huerfano County, Colorado that the Gardner Main Street Advisory Board is hereby created.

BE IT FURTHER RESOLVED that the following is hereby adopted:

## **Section 1. Purpose.**

The purpose of the Gardner Main Street Advisory Board is to serve as the steering committee for the economic development master plan and the Gardner Mixed Use Development Plan and generally advise the Board of County Commissioners on issues and projects in the Community of Gardner.

## **Section 2. Composition.**

The Gardner Main Street Advisory Board will be comprised of up to seven (7), but no less than three (3), members appointed by the Board of County Commissioners. The Commissioner from District 1 is hereby appointed to the Board and designated to serve as the initial chair of the Board, voting only in case of a tie. The Board of County Commissioners may appoint up to two members of the Planning Commission to serve as special advisors to the Gardner Main Street Advisory Board. Members of the Board will be appointed for terms ranging from one (1) to three (3) years. Members of the Gardner Main Street Advisory Board will serve without compensation.



### **Section 3. Meetings.**

The Gardner Main Street Advisory Board (“the Board”) will have its initial meeting on Wednesday December 15, 2021, at 6PM at the Raymond Aguirre Community Center in Gardner. During which the Board will select a vice-chair and adopt a meeting schedule for 2022. The meetings of the Board will be open to the public and noticed on the door of the Gardner Community Center and on the Huerfano County website.

### **Section 4. Duties.**

The Duties of the Gardner Main Street Advisory Board will be as follows:

1. To review a draft Request for Qualifications for a consultant to develop the economic development master plan and plan for the development.
2. To serve as the review committee for responses received from said RFQ.
3. To familiarize themselves with the tools, resources, and best practices of main street revitalization and development
4. To familiarize themselves with Gardner’s water situation and future needs.
5. To consult with businesses located in the Upper Huerfano region and throughout the County to understand their needs for workforce housing
6. To consult with the Spanish Peaks Regional Health Center, the Gardner Valley School, and Huerfano RE-1 School District on their needs for workforce housing and how they can help improve the quality of life in Gardner
7. To work with the selected consultant to seek broad public input from residents of Gardner and the Upper Huerfano Region on both the economic master plan and the development plan
8. To advise the Board of County Commissioners on issues related to improving the economic health quality of life in Gardner.
9. To coordinate efforts with the Raymond Aguirre Community Center Board.

# ADDENDUM 1- RESOLUTION CREATING GMSAB

## Section 5. Support.

The County Planner will be the lead support staff for the Gardner Main Street Advisory Board with the assistance of the Economic Development and Tourism Director and under the oversight of the County Administrator.

**INTRODUCED, READ, AND ADOPTED** on this 11<sup>th</sup> day of May 2021.



ATTEST:

DocuSigned by:  
*Nancy Cruz*  
\_\_\_\_\_  
Cc: 5E423A01C7FD47F... Recorder and  
Ex-Officio Clerk to said Board

BOARD OF COUNTY COMMISSIONERS  
OF HUERFANO COUNTY, COLORADO

BY DocuSigned by:  
*Gerald Cisneros* \_\_\_\_\_  
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DocuSigned by:  
*John Galuska* \_\_\_\_\_  
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DocuSigned by:  
*Arica Andreatta* \_\_\_\_\_  
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# ADDENDUM 2- ALL DAY COMMUNITY VISIONING WORKSHOP



**GARDNER, COLORADO**

**COMMUNITY VISIONING WORKSHOP #1**

SATURDAY JUNE 11, 2022




1

**GARDNER COMMUNITY VISIONING WORKSHOP #1** SATURDAY JUNE 11, 2022



29 acre Site adjacent

GARDNER Main Street Project Background

Project Background Site



**DOWNTOWN COLORADO** INC.




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**GARDNER COMMUNITY VISIONING WORKSHOP #1** SATURDAY JUNE 11, 2022


GARDNER Main Street Project Background

**GOAL:**  
A Plan for the 29-acres that best benefits the Community of Gardner now and for future generations

1. An Economic Development Master Plan for the Gardner Area
2. Site planning for a 29-acre mixed-use development
3. A community-led process that implements best practices in sustainability, walkability, and creative economic development



**DOWNTOWN COLORADO** INC.



3

Economic Development & Mixed-Use Master Plan

**GARDNER COMMUNITY VISIONING WORKSHOP #1** SATURDAY JUNE 11, 2022

GARDNER Main Street Project Background

This Goal of this project is also to create synergy with other projects not a competitive environment

Joshua Jones-Kizzare

Vashti Wachterman



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# ADDENDUM 2- ALL DAY COMMUNITY VISIONING WORKSHOP

**GARDNER COMMUNITY VISIONING WORKSHOP #1** SATURDAY JUNE 11, 2022

**GARDNER Main Street Project Background**

1. Filled all member positions on the board
2. Established rough timeline & schedule
3. Inventory of what was completed from the Master Plan for the Community Center

**BUILDING ON WHAT WE HAVE ALREADY**  
From Jesse Scott's 2014 Community Master Plan

**Gardner Main Street Advisory Board**  
Meeting 1  
March 9, 2022

Location for existing and/or Study Structure

Provide foundation, concrete pad, main structure and new ideas for existing study structure.

Resurface Parking Lot  
Reopen existing parking area.

Consider water harvesting and shade trees in parking area.

**Landscaping**  
Site to the vicinity of water all planting should be done in situ.

**2 Principles of Landscaping**  
Planning and Design  
Soil Improvement  
Practical Turf Area  
Efficient Irrigation  
Mulch  
Low Water Use Plants  
Appropriate Maintenance

Water harvesting should be utilized wherever possible.

**Windbreaks**  
Planted windbreak would take up significant amount of space and would require water for maintenance.

New technology in windbreaks provide less expensive and more durable products than in the past.

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**GARDNER COMMUNITY VISIONING WORKSHOP #1** SATURDAY JUNE 11, 2022

**GARDNER Main Street Project Background**

**Gardner Main Street Advisory Board**  
April 13, 2022  
Tour of Monte Vista Co-op and Natural Foods  
Cooperative & Board Meeting

**CO-OP PRECEDENTS**  
**Monte Vista Co-op- visit**

- Formed in 1949 as a locally owned convenience store
- Sales in 2021/ Profitable
  - 2 retail stores
  - Propane is #1 business
  - Fertilizer is #2 business
    - Equipment dealer
    - Rental business
  - They also own a chain of gas stations across eastern Colorado

**All profit from other businesses and dealerships leaves the area**

**Last year returned 1 million dollars in patronage to members and 800,000 dollars in equity**

Apply for membership
 

- 2 classes of members
  - Voting members (be a farmer)
  - Non voting member-participating patron

700 voting members  
7000 non voting members

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**GARDNER COMMUNITY VISIONING WORKSHOP #1** SATURDAY JUNE 11, 2022

**GARDNER Main Street Project Background**

**Gardner Main Street Advisory Board**  
April 13, 2022  
Tour of Monte Vista Co-op and Natural Foods  
Cooperative & Board Meeting

**Monte Vista Co-Op Lessons Learned**

- Benefits of Co-ops**
  - Co-ops financially stronger Colorado
  - Co-ops hold their value
- Run by the board**
  - 7 member board- 4 – 3 year terms try to keep them geographically diverse and also diverse by crops they produce – potato farmer/ cattle / sheep
- Goals and vision statement is important**
  - Service the customer
  - Make money
  - Provide local support

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**GARDNER COMMUNITY VISIONING WORKSHOP #1** SATURDAY JUNE 11, 2022

**GARDNER Main Street Project Background**

**Gardner Main Street Advisory Board**  
April 13, 2022  
Tour of Monte Vista Co-op and Natural Foods  
Cooperative & Board Meeting

**CO-OP PRECEDENTS**  
**St. Luis Valley Local Foods Coalition**

**Local Foods Local Places**  
Economic Development  
Desarollo Economico

**Local Food System Building**  
Construcción de Sistema Alimentario Local

**Mobile Kitchen "MoKi"**  
Cocina Móvil "MoKi"

**Community Stakeholders**  
Partes Interrelacionadas de la Comunidad

**SLV Cooking Matters**  
Nutrition Education  
Educación Nutricional

**Budgeting Tips**  
Consejos de Presupuestación

**For Families & Individuals**  
Para Familias e Individuos

**English & Spanish**  
Inglés e Español

**COOKING MATTERS** | **SHARE OUR STRENGTH**

**Our Mission**  
To foster an equitable local food system that restores the health of the people, community, economy, & ecosystem.

**Goal: build a resilient local food system in the San Luis Valley, buy local, start a business, forage, or grow your own food...**

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**GARDNER COMMUNITY VISIONING WORKSHOP #1**

**SATURDAY JUNE 11, 2022**

GARDNER  
Main Street  
Project  
Background

Gardner Main  
Street Advisory  
Board  
April 13, 2022  
Tour of Monte  
Vista Co-op  
and Natural  
Foods  
Cooperative &  
Board Meeting

**CO-OPPRECEDENTS**  
St. Louis Valley Local Foods Coalition



**Valley Roots Food Hub**  
Buy Local Foods  
Compra Alimentos Locales  
65 Local Producers  
65 Agricultores Locales  
Wholesale & Individual Customers  
Clientes Mayoristas e Individuales  
Order Online  
Ordenar En Línea



**Rio Grande Farm Park**  
Grow Food  
Cultivar Alimentos  
Learn About Agriculture  
Aprender Sobre Agricultura  
Explore Playground & Trails  
Explorar el Patio de Recreo  
& los Senderos  
Volunteer  
Ser Voluntario



**GARDNER COMMUNITY VISIONING WORKSHOP #1**

**SATURDAY JUNE 11, 2022**

GARDNER  
Main Street  
Project  
Background

Gardner Main  
Street Advisory  
Board  
May  
Board meeting  
and site walk



**GARDNER COMMUNITY VISIONING WORKSHOP #1**

**SATURDAY JUNE 11, 2022**

GARDNER  
Main Street  
Project  
Background

**BASIC  
SITE  
ANALYSIS**



29 acre Site  
adjacent



**GARDNER COMMUNITY VISIONING WORKSHOP #1**

**SATURDAY JUNE 11, 2022**

GARDNER  
Main Street  
Project  
Background

Gardner Main  
Street Advisory  
Board  
Areas Of Focus

**GARDNER COMMUNITY CHALLENGES**

- Stopping traffic
- Capital
- Speed limit
- Edge of community
- Community apathy
- Water
- Younger people attractive or not
- Entertainment desert
- How to become a destination- what kind
- Workforce skilled workers
- Climate
- Low pay
- Communication community connection
- Generational poverty
- Climate Change and threats from Fire
- Water shortages and Drought

**GARDNER COMMUNITY OBSTACLES**

- Community resistance to change
- Cdot
- Fixed incomes
- Location
- Cost related to logistics and transportation of goods
- Access to public lands



# ADDENDUM 2- COMMUNITY VISIONING WORKSHOP

GARDNER COMMUNITY VISIONING WORKSHOP #1

SATURDAY JUNE 11, 2022

## GARDNER COMMUNITY NEEDS/ WANTS/ POSSIBILITIES

### AREAS OF FOCUS

1. HOUSING

2. ECONOMIC ECOSYSTEM

3. INFRASTRUCTURE

4. RECREATION



GARDNER Main Street Project Background

Gardner Main Street Advisory Board Areas Of Focus

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GARDNER COMMUNITY VISIONING WORKSHOP #1

## GARDNER COMMUNITY NEEDS/ WANTS/ POSSIBILITIES

### 1. HOUSING

#### Temporary

(Phase one for Layout of permanent

- Co-op Housing)
- R.V park /Campground
- Van life parking (digital nomads)
- Hip camp rental (arbnb of camping)
- Dark Sky Star viewing housing
- Artist Residency Programs

GARDNER Main Street Project Background

Gardner Main Street Advisory Board Areas Of Focus



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GARDNER COMMUNITY VISIONING WORKSHOP #1

SATURDAY JUNE 11, 2022

## GARDNER COMMUNITY NEEDS/ WANTS/ POSSIBILITIES

### 1. HOUSING

Permanent Housing/ long term community investment housing

- CO-Housing
- Garden housing
- Tiny houses
- Townhouses (attached)
- Cluster housing around shared garden/ public space/ play area with Private space
- Pre- fab housing
- Alternative farm could be an amenity to co-housing vs a golf course as an amenity
- Attainable/ Affordable housing



GARDNER Main Street Project Background

Gardner Main Street Advisory Board Areas Of Focus

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GARDNER COMMUNITY VISIONING WORKSHOP #1

SATURDAY JUNE 11, 2022

GARDNER Main Street Project Background

Gardner Main Street Advisory Board Areas Of Focus



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GARDNER Main Street Project Background  
  
Gardner Main Street Advisory Board Areas Of Focus

**GARDNER COMMUNITY NEEDS/ WANTS/ POSSIBILITIES**

**1. HOUSING**

**Who is the housing serving**

- Elderly who live alone/Elder care Housing
- Teachers- sheriff- Emts- fire department
- Affordable housing for teachers and young people,
- Families
- Worker housing to attract younger people
- Housing for single parents
- Housing for online remote workers (needs internet connectivity)



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GARDNER Main Street Project Background  
  
Gardner Main Street Advisory Board Areas Of Focus

**GARDNER COMMUNITY NEEDS/ WANTS/ POSSIBILITIES**

**1. HOUSING**

**Housing Organizational Structure**

- Tiny home community
- Co-Operative Housing with On-site housing
- Co- Housing Co-op
- Multigenerational co-housing
- Deed restrictions for public service people- teachers/ firefighters/ sheriff, emt, people who run co-op and community
- Affordable and Attainable Housing
- Community Land Trust



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GARDNER Main Street Project Background  
  
Gardner Main Street Advisory Board Areas Of Focus

**GARDNER COMMUNITY NEEDS/ WANTS/ POSSIBILITIES**

**1. HOUSING**

**Programs to support Housing**

- Council of governments housing
- Housing first
- DOLA
- Scattered site development housing- large scale development over large area for economy of scale
- USDA
- State Housing initiatives
- Money For co-ops
- Grants and matching funds



Committed to the future of rural communities.



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GARDNER Main Street Project Background  
  
Gardner Main Street Advisory Board Areas Of Focus

**GARDNER COMMUNITY NEEDS/ WANTS/ POSSIBILITIES**

**2. ECONOMIC ECOSYSTEM**

1. Commerce: Store/ Restaurant

2. Local Food Production/ Growing/ Processing/ Agriculture Based Businesses

3. Creative Economy



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# ADDENDUM 2- COMMUNITY VISIONING WORKSHOP

**GARDNER COMMUNITY VISIONING WORKSHOP #1**

**GARDNER COMMUNITY NEEDS/ WANTS/ POSSIBILITIES**

**2. ECONOMIC ECOSYSTEM**  
**Commerce: Store or Restaurant**

- **Store**
  - Gas station (Unmanned)
  - Propane store
  - permanent place for farm market / Year-round farmers market/ Farm stand/ full year farmers/ art market Distribution hub
  - food coop Local foods coalition or co-op
  - Local co-op Grocery store
- **Arts and Economy**
  - Art / art maker co op / local arts crafts
  - Vintage /antique store /garage sale
  - coffee hangout/ comm
  - little library
  - consignment
  - Drug store dropoff

**GARDNER Main Street Project Background**

**Gardner Main Street Advisory Board Areas Of Focus**

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**GARDNER COMMUNITY VISIONING WORKSHOP #1** **SATURDAY JUNE 11, 2022**

**GARDNER COMMUNITY NEEDS/ WANTS/ POSSIBILITIES**

**2. ECONOMIC ECOSYSTEM**  
**Commerce: Store or Restaurant**

- **Restaurant**
  - Coffee shop
  - Local food café
  - bakery
  - brewery
  - beverages with cannabis
  - Bathrooms for tourists passing through or locals
  - Gathering Spot for the community

**GARDNER Main Street Project Background**

**Gardner Main Street Advisory Board Areas Of Focus**

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**GARDNER COMMUNITY VISIONING WORKSHOP #1**

**GARDNER COMMUNITY NEEDS/ WANTS/ POSSIBILITIES**

**2. ECONOMIC ECOSYSTEM**  
**Ag. Based Business Food Production/ Processing**

- **Local foods /Local foods coalition or co-op**
  - **Farming**
    - Vegetable farming
    - Mushroom Production
    - Flowers/ lavender/ herbs
    - Orchards/ Edible landscape/ fruit trees
    - Green Houses green house-community garden-
    - potatoes/quinoa/spinach/lettuces
  - Eggs
  - Dairy
  - **Ranching**
    - Meat- local beef/ Lamb/ Bison/ Chicken
    - Wild Game
  - **Aquaponics- fish-energy / recycling water/ fertilizer**

**GARDNER Main Street Project Background**

**Gardner Main Street Advisory Board Areas Of Focus**

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**GARDNER COMMUNITY VISIONING WORKSHOP #1**

**GARDNER COMMUNITY NEEDS/ WANTS/ POSSIBILITIES**

**2. ECONOMIC ECOSYSTEM**  
**Ag. Based Business Food Production/ Processing**

- **Meat processing place(mobile unit?)**
  - Agriculture – Cattle/ lambs
  - Hunting- deer/ elk
- **Commercial kitchen**
  - Adult education(trades/ college)
  - Canning
  - Baking
- **Small food producers-**
  - breakfast burritos/ Tortillas
  - butter/ dairy/ eggs/
  - bakery/

**GARDNER Main Street Project Background**

**Gardner Main Street Advisory Board Areas Of Focus**

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**GARDNER COMMUNITY VISIONING WORKSHOP #1**

**GARDNER COMMUNITY NEEDS/ WANTS/ POSSIBILITIES**

**2. ECONOMIC ECOSYSTEM**  
**Ag. Based Business**

- Fertilizer/ compost/ Farming insects- crickets/ earthworms
- Cannabis farming-Hemp /CBD products
- Agritourism/ Bio-dynamic processes/ Organic /Permaculture/ Regenerative
- Conservation easements
- Local fiber production
- Hay/ Alfalfa
- Malt or Beverage production/wine / beer/ distillery

GARDNER Main Street Project Background

Gardner Main Street Advisory Board Areas Of Focus

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**GARDNER COMMUNITY VISIONING WORKSHOP #1**

**GARDNER COMMUNITY NEEDS/ WANTS/ POSSIBILITIES**

**2. ECONOMIC ECOSYSTEM**  
**Creative Economy**

- Festivals
- Hippy days
- Dance festivals
- Music festivals
- Art festivals
- Mural Project
- Street calming mural painting
- Sculpture symposiums

GARDNER Main Street Project Background

Gardner Main Street Advisory Board

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**GARDNER COMMUNITY VISIONING WORKSHOP #1** SATURDAY JUNE 11, 2022

**GARDNER COMMUNITY NEEDS/ WANTS/ POSSIBILITIES**

**2. ECONOMIC ECOSYSTEM**  
**Shared Resources**

- Maker space
- Co-working space
- Community kitchen
- Library
- Community meeting space
- Coffee space
- Tool library /Tool rental
- Heavy equipment rental

GARDNER Main Street Project Background

Gardner Main Street Advisory Board Areas Of Focus

Economic Development & Mixed-Use Master Plan

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**GARDNER COMMUNITY VISIONING WORKSHOP #1** SATURDAY JUNE 11, 2022

**GARDNER COMMUNITY NEEDS/ WANTS/ POSSIBILITIES**

**3. INFRASTRUCTURE**

1. Transportation
2. Communication
3. Healthcare
4. Energy
5. Recycling

GARDNER Main Street Project Background

Gardner Main Street Advisory Board Areas Of Focus

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# ADDENDUM 2- COMMUNITY VISIONING WORKSHOP

GARDNER COMMUNITY VISIONING WORKSHOP #1

GARDNER COMMUNITY NEEDS/ WANTS/ POSSIBILITIES



**3. INFRASTRUCTURE**

**1. Transportation**

- Sidewalk along the highway 69
  - Crusher fines sidewalk
  - Does not have to be shoveled
  - main street grant – trees / lights/ benches/
- Bike lane to school from community center
- Transportation/car pool/ buddy system for people in need
- Electric car charging station
- Gas Station Unmanned
- Propane fill up station and tank swap out
- Bus to Walsenburg twice a day/ transportation hub
- Mechanics shop/garage

GARDNER Main Street Project Background

Gardner Main Street Advisory Board Areas Of Focus

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GARDNER COMMUNITY VISIONING WORKSHOP #1 SATURDAY JUNE 11, 2022

GARDNER COMMUNITY NEEDS/ WANTS/ POSSIBILITIES

**3. INFRASTRUCTURE**

**2. Communication**

- Need methods of community Communication
  - Outdoor messages board
  - Announcement PA
  - Newsletter email for those who have it
  - Monthly Newsletter mailed to all residents or dropped off to pick up
  - Need multiple methods of communication
- Internet / Broadband
- Community Access Broadband
  - Antenna at community center with open broadband

GARDNER Main Street Project Background

Gardner Main Street Advisory Board Areas Of Focus




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GARDNER COMMUNITY VISIONING WORKSHOP #1 SATURDAY JUNE 11, 2022

GARDNER COMMUNITY NEEDS/ WANTS/ POSSIBILITIES

**3. INFRASTRUCTURE**

**3. Healthcare**

- Emts (emergency responders- especially younger people)
- Elder care
  - Home health care/ visits to hospital
  - Hospice
  - Food
  - Community
  - Pickup stuff for elderly/delivery personal / groceries/ medicine
- Midwives

GARDNER Main Street Project Background

Gardner Main Street Advisory Board Areas Of Focus




124 Community of Gardner, Huerfano County, Colorado

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GARDNER COMMUNITY VISIONING WORKSHOP #1 SATURDAY JUNE 11, 2022

GARDNER COMMUNITY NEEDS/ WANTS/ POSSIBILITIES

**3. INFRASTRUCTURE**

**3. Renewable energy Production**

- solar backup-
- solar energy production
- integrate solar production with food systems
- Wind energy production
- community solar garden

**4. Recycling options at the Depot**

GARDNER Main Street Project Background

Gardner Main Street Advisory Board Areas Of Focus




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**GARDNER COMMUNITY NEEDS/ WANTS/ POSSIBILITIES**

GARDNER Main Street Project Background

Gardner Main Street Advisory Board Areas Of Focus

**4. RECREATION**

(A lot of this is covered in Jesse Scott's 2012 Community Center Master Plan)

**1. RECREATION FOR LOCALS**

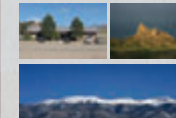
- Recreation (especially for kids) Naturalized Playground
- Rec center- pool -gym- weight room (there is one in Silvercliff)
- Community Center (Board could run community Center as well)
  - Community with space for large venues-stages-potluck-dances Community
  - Amenities outdoor spaces- cultural creative space-community center
  - Dances/ Potluck/ Band/ Music/ Music festivals
  - Ladies day out- free clinic to learn how to change oil/ change tires
  - Senior citizen place to meet-
    - bingo/games / lunches
    - craft corner
- Outdoor recreation
  - Trails- places to walk/ benches
    - Bonham Field Deed/ running track behind the school ¼ miles / impassible because of weeds/ Americorps could clean it up
    - Arco loop 3 miles/ adding benches for elderly to walk



GARDNER Main Street Project Background

Community Center Plan 2012 Jesse Scott

**RAY AGUIRRE GARDNER COMMUNITY CENTER MASTER PLAN**  
DECEMBER 27<sup>TH</sup>, 2014  
PRESENTED BY JESSE SCOTT, AIA



**Information Kiosk**

Kiosk to provide information for local recreation opportunities and community information.

**Community Meeting December 2012**

Preliminary meeting was held to get input from the community on future plans for the Community Center grounds. The following is a list of desired improvements generated during the meeting:

- |   |  |
|---|--|
| <p><b>Passive Activity &amp; Misc. Improvements</b></p> <ul style="list-style-type: none"> <li>Information kiosk for visitors and those who frequent</li> <li>Free Library kiosk</li> <li>Concession stand/kiosk</li> <li>Location for seating of "pop" park chaise</li> <li>Restroom/ changing area</li> <li>Wool dryer - probably mechanics or that</li> <li>Wash - these would be maintenance</li> <li>Outdoor Seating Area</li> <li>Outdoor Seating Area</li> <li>Site lighting and electrical upgrades</li> <li>Camping chairs, Mr. Wash up, Fire Pit, Blue/Regal/Red benches</li> <li>Gas grills - 2 large great fresh ingredients, benches, dog water fountain, picnic tables and picnic area with shade.</li> </ul> | <p><b>Active Sports Improvements</b></p> <ul style="list-style-type: none"> <li>Flag football for girls</li> <li>Basketball Court (removal of old court)</li> <li>Basketball Court</li> <li>Volleyball Court</li> <li>Tennis court</li> <li>Mini Golf Course</li> <li>Outdoor Ping Pong Table</li> <li>Outdoor Chess/Checkers Board</li> <li>Climbing Wall</li> <li>Hammock Pit</li> <li>Blue/Red Court</li> <li>Walking Paths/Track</li> <li>www.gardnercolorado.com</li> </ul> |
|---|--|

**Free Library**

Free libraries have been gaining in popularity and popping up all over the US.



GARDNER Main Street Project Background

Community Center Plan 2012 Jesse Scott

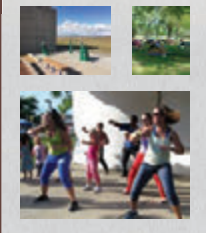
**Gazebo/Stage**

Provide permanent outdoor structure for performances and events.  
Provide electrical service to structure.



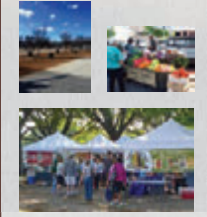
**Outdoor Exercise Area**

Shade  
Paved and unpaved areas  
Exercise equipment



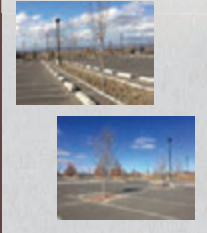
**Outdoor Vending Area**

**Top Requests for Farmer's Market:**  
Vending information, access to water  
Access to electricity  
Shade  
Protection from wind  
Paved area



**Landscaping**

Xeriscaping & Water Harvesting  
Due to the scarcity of water all plantings should be xeric in nature.



**7 Principles of Xeriscaping**

- Planning and Design
- Soil Improvement
- Practical Turf Area
- Efficient Irrigation
- Mulch
- Low Water Use Plants
- Appropriate Maintenance

Water harvesting should be utilized whenever possible.

GARDNER Main Street Project Background

Community Center Plan 2012 Jesse Scott

**Playground**

Separate play areas for toddlers 2 to 5 years and kids 5 to 14 years.

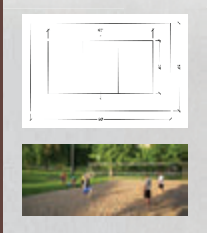
Desire for play area that can accommodate 50+ children during large events.



Cost: Varies

**Volleyball**

Galvanized posts, durable outdoor net, sand surface.



Cost: \$10,000

**Basketball Court**

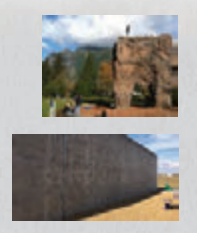
Concrete Court, Galvanized Goals, Painted Court Lines.



Cost: In Court \$15,000  
Full Court \$20,000

**Outdoor Climbing Wall**

Prefabricated concrete climbing boulders or attached climbing holds are a real possibility. Often issues with size and weight.



Cost: \$2,000 - \$15,000

# ADDENDUM 2- COMMUNITY VISIONING WORKSHOP

**GARDNER COMMUNITY VISIONING WORKSHOP #1** **SATURDAY JUNE 11, 2022**

**GARDNER Main Street Project Background**

**Community Center Plan 2012 Jesse Scott**

**Horseshoe pit**  
Horseshoe pits can be built from a variety of material. Pits can be basic and simple to build.



Cost: \$1,000 - \$2,000

**Entrance Gateway and Signage**  
Provide Entrance from Highway 66 with signage for identity and information.



Cost: \$2,000 - \$5,000

**Walking Path / Track**  
Walking paths can be concrete, asphalt or compacted, crushed stone.



Cost: \$10 per linear foot crushed stone path @ 2' wide.

**Camping Sites and RV Hook-ups**  
Area needed for stable RV and camping park to large for existing community center site. Recommended looking into adjacent parcels for purchase or lease for RV and Camping Park.



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**GARDNER COMMUNITY VISIONING WORKSHOP #1** **SATURDAY JUNE 11, 2022**

**GARDNER Main Street Project Background**

**Gardner Main Street Advisory Board Areas Of Focus**

**GARDNER COMMUNITY NEEDS/ WANTS/ POSSIBILITIES**

**4. RECREATION**  
(A lot of this is covered in Jesse Scott's 2012 Community Center Master Plan)

**1. RECREATION FOR VISITORS**

- Welcome center/ place to stop / public bath room
- interactive board / Interactive map
  - Trails/ hiking /biking /horse back riding and rental/ ATV's
- Electric car hookup charging station
- Place for hunters and anglers
  - place to stay/ shower/ eat/ process meat- cooler processing- hunting shop-bars - showers
- Fish/hunting shop /Place to buy hunting and fishing licenses
- Gas station
- digital nomads
- scenic byways pull people through community
- dark skies designation



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**GARDNER COMMUNITY VISIONING WORKSHOP #1** **SATURDAY JUNE 11, 2022**

**GARDNER Main Street Project Background**

**Gardner Main Street Advisory Board Areas Of Focus**

**RESOURCES FUNDING OPPORTUNITIES**

- Grants or Loans
- ARPA Bill- ARPA funding – funding for rural/ low income/ people of color/ native populations – housing insecure/ food insecure
- DOLA
- USDA GRANTS
  - broadband and housing
  - rural business development grant
  - libraries/ education/ essential needs- fair grounds/ loans/ Equipment and technology
  - Health Infrastructure
  - Rural Ag based business grants
  - Co-op grants
  - Meat processing grants
- COLORADO CREATIVE INDUSTRIES- community revitalization grants- mixed use development – housing/ food market/ maker space for example
- Housing first approach
- Ecologists without Borders
- Certified Creative District
- TIFF financing
- CDFA – Council for Development Finance authority agency
- Community investment/labor/capitals
- Gates Foundation
- Walton Foundation
- Entrepreneurial mentors
- funding for small biz co-op
- Sustainable funders coalition
- ULI
- Asphalt art initiative- slow down traffic on public highways- asphalt art. Bloomberg
- The Funder's network
- Smart Sustainability Gardens funding
- entrepreneurs- self opportunity
- tourist income
- economic gardening
- Task Rabbit
- CSU extension
- Attract local rural investors



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**GARDNER COMMUNITY VISIONING WORKSHOP #1** **SATURDAY JUNE 11, 2022**

**Gardner Main Street**

**NEXT STEPS**

**GARDNER COMMUNITY NEXT STEPS....**



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# ADDENDUM 3- PRELIMINARY SITE CONCEPT DIAGRAMS

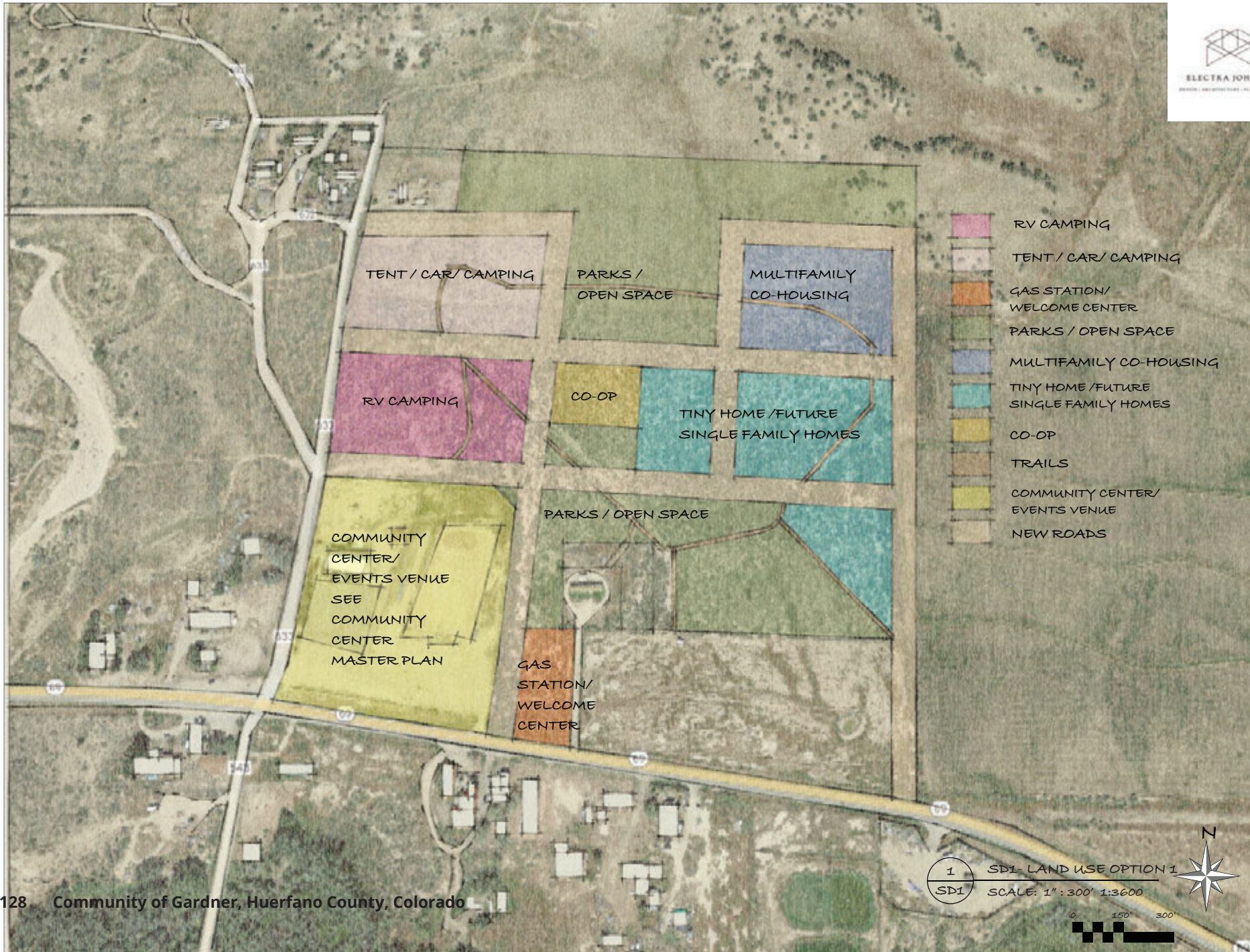


ELECTRA JOHNSON DESIGN & PLANNING LLC.

Economic Development & Mixed-Use Master Plan



# ADDENDUM 3- PRELIMINARY SITE CONCEPT DIAGRAMS



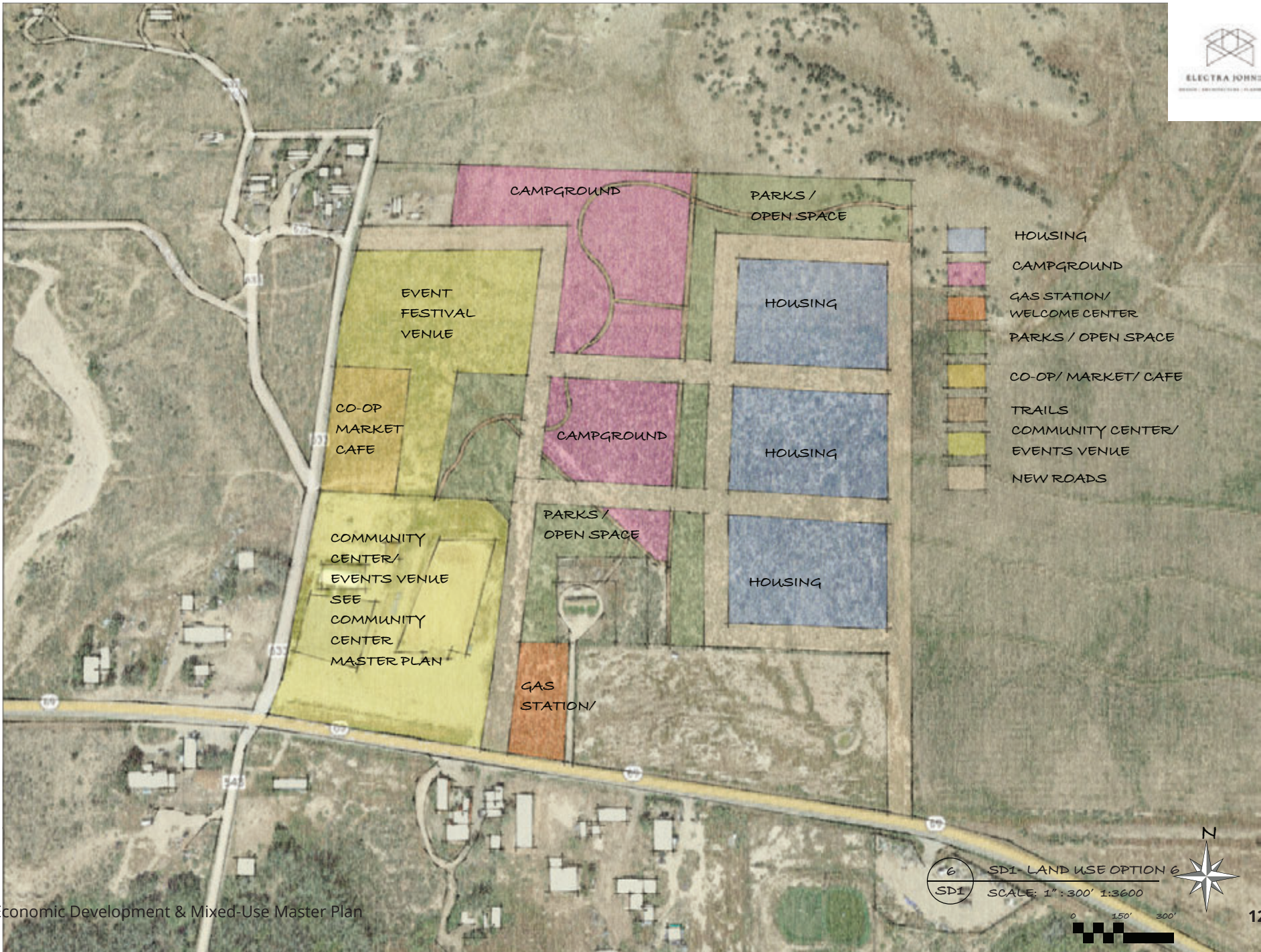
ELECTRA JOHNSON DESIGN & PLANNING LLC.

1 SD1 LAND USE OPTION 1  
SCALE: 1" = 300' 1:3600



128 Community of Gardner, Huerfano County, Colorado



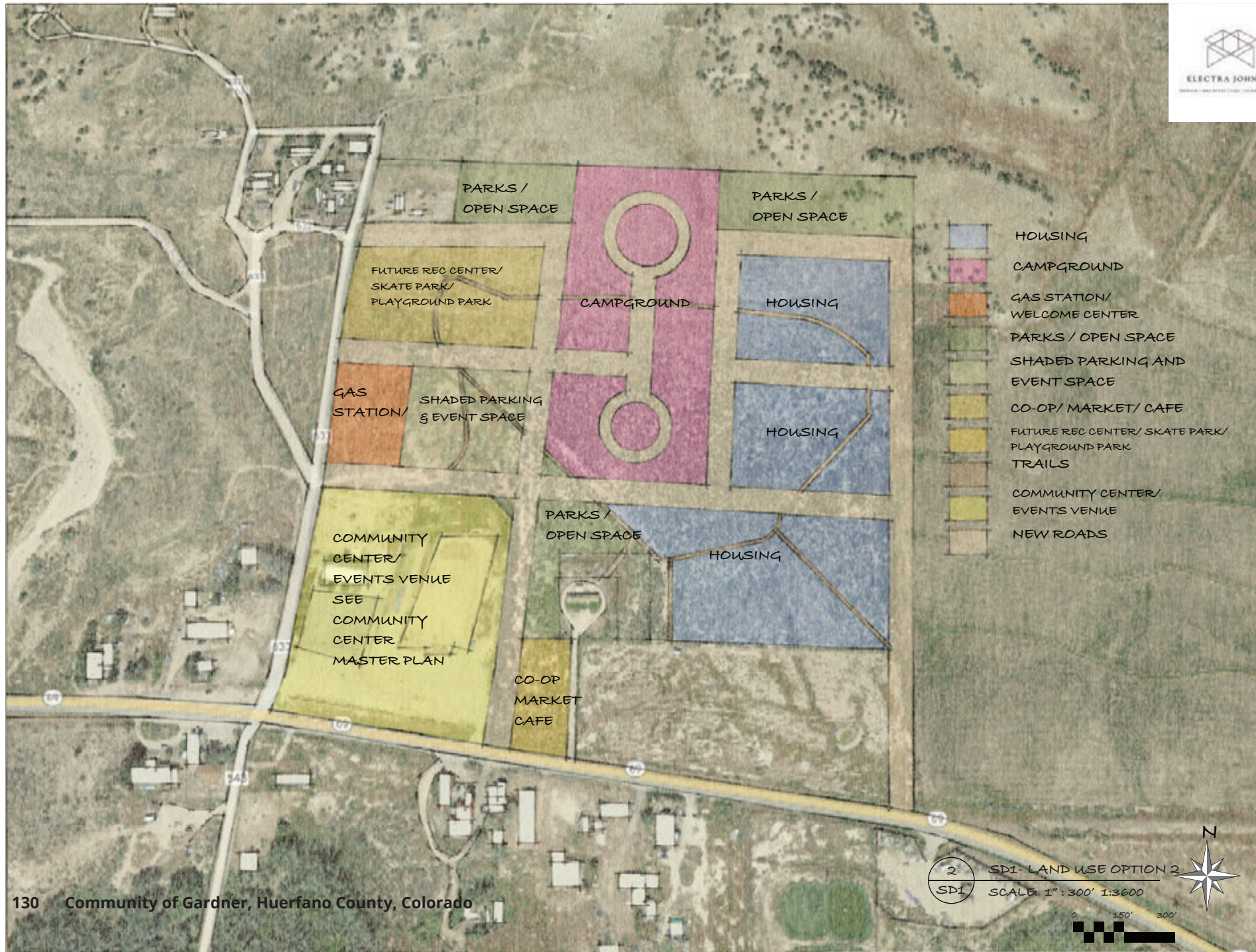


6 SD1 LAND USE OPTION 6  
SCALE: 1" = 300' 1:3600





# ADDENDUM 3- PRELIMINARY SITE CONCEPT DIAGRAMS



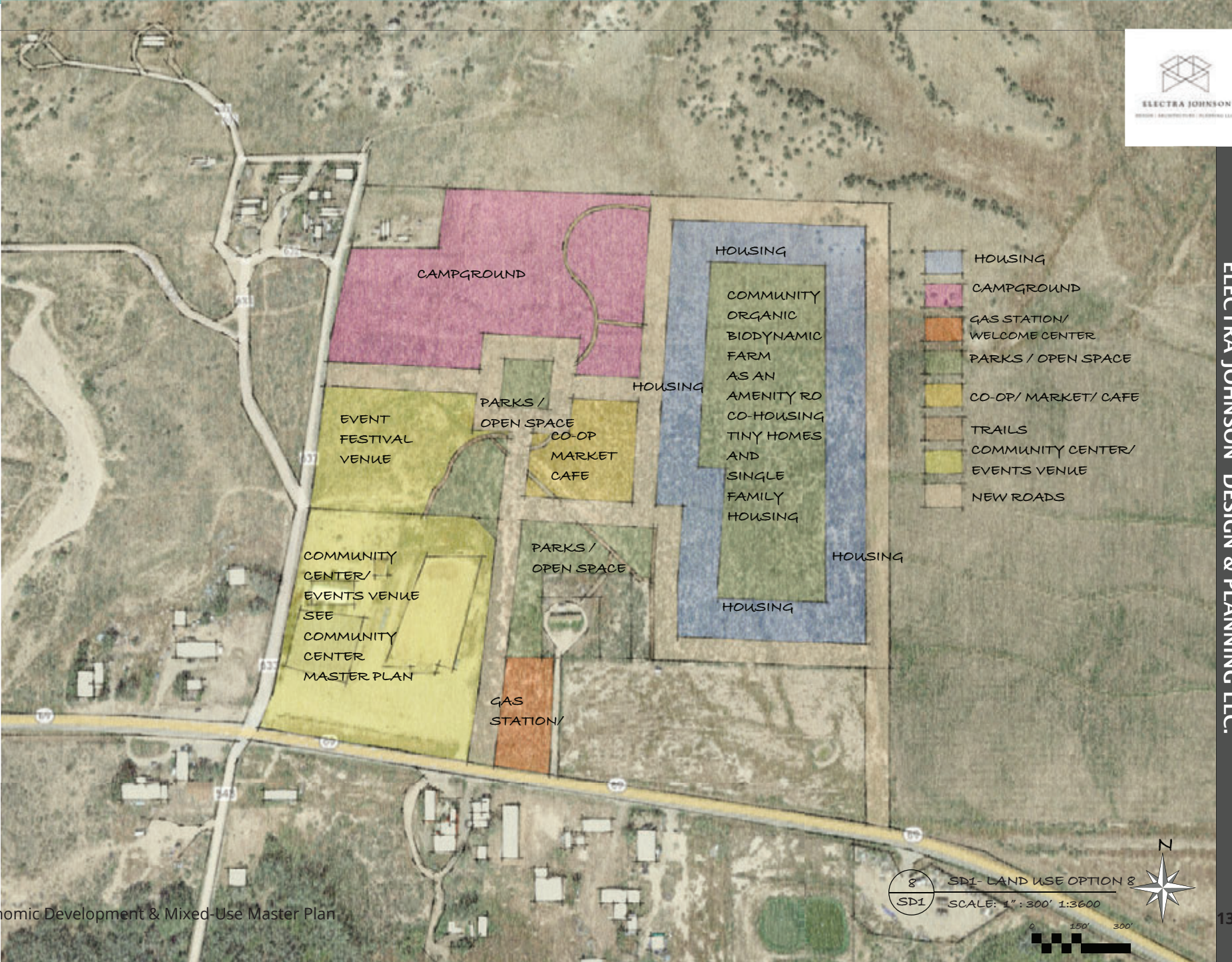
ELECTRA JOHNSON DESIGN & PLANNING LLC.

130 Community of Gardner, Huerfano County, Colorado

2 SD1 LAND USE OPTION 2  
SCALE: 1" = 300' 1:3600







ELECTRA JOHNSON DESIGN & PLANNING LLC.

Economic Development & Mixed-Use Master Plan

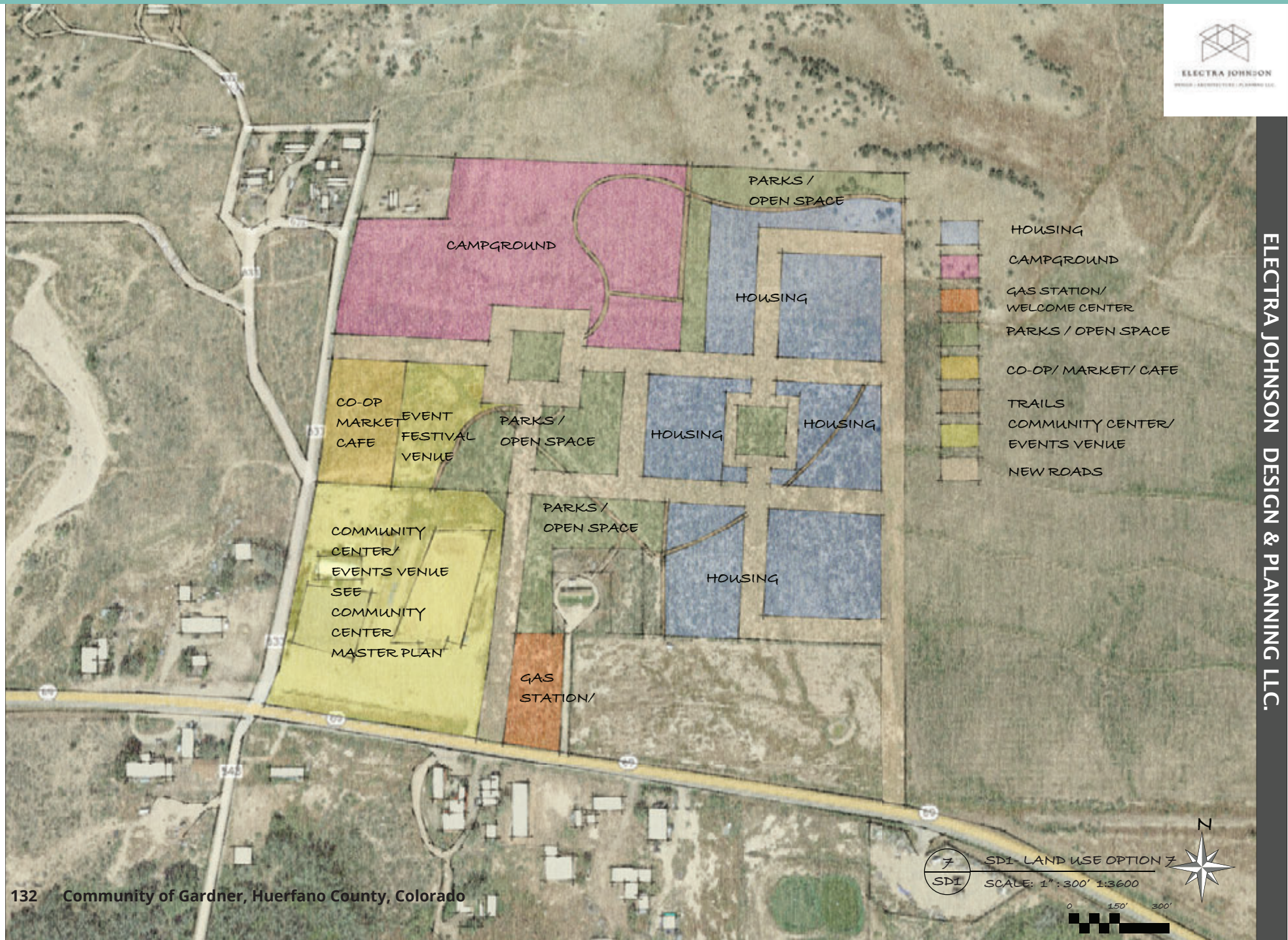
SD1 LAND USE OPTION 8  
 SCALE: 1" = 300' 1:3600  
 0 150' 300'



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# ADDENDUM 3- PRELIMINARY SITE CONCEPT DIAGRAMS



- HOUSING
- CAMPGROUND
- GAS STATION/  
WELCOME CENTER
- PARKS / OPEN SPACE
- CO-OP/ MARKET/ CAFE
- TRAILS
- COMMUNITY CENTER/  
EVENTS VENUE
- NEW ROADS

ELECTRA JOHNSON DESIGN & PLANNING LLC.

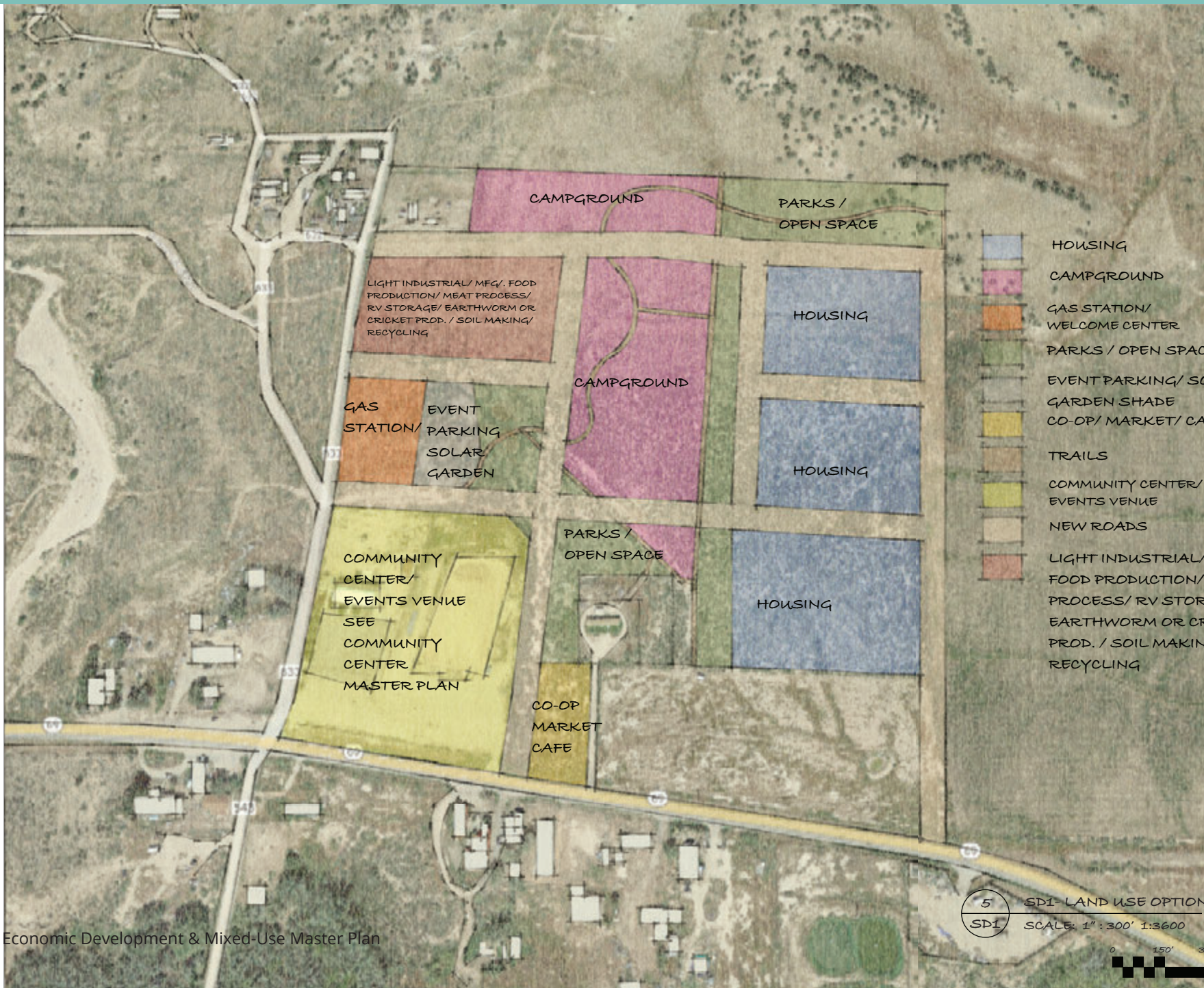
132 Community of Gardner, Huerfano County, Colorado

7  
SDI

SDI LAND USE OPTION 7  
SCALE: 1" = 300' 1:3600







-  HOUSING
-  CAMPGROUND
-  GAS STATION/  
WELCOME CENTER
-  PARKS / OPEN SPACE
-  EVENT PARKING/ SOLAR  
GARDEN SHADE
-  CO-OP/ MARKET/ CAFE
-  TRAILS
-  COMMUNITY CENTER/  
EVENTS VENUE
-  NEW ROADS
-  LIGHT INDUSTRIAL/ MFG./  
FOOD PRODUCTION/ MEAT  
PROCESS/ RV STORAGE/  
EARTHWORM OR CRICKET  
PROD. / SOIL MAKING/  
RECYCLING

Economic Development & Mixed-Use Master Plan

5 SD1 LAND USE OPTION 5  
SCALE: 1" = 300' 1:3600



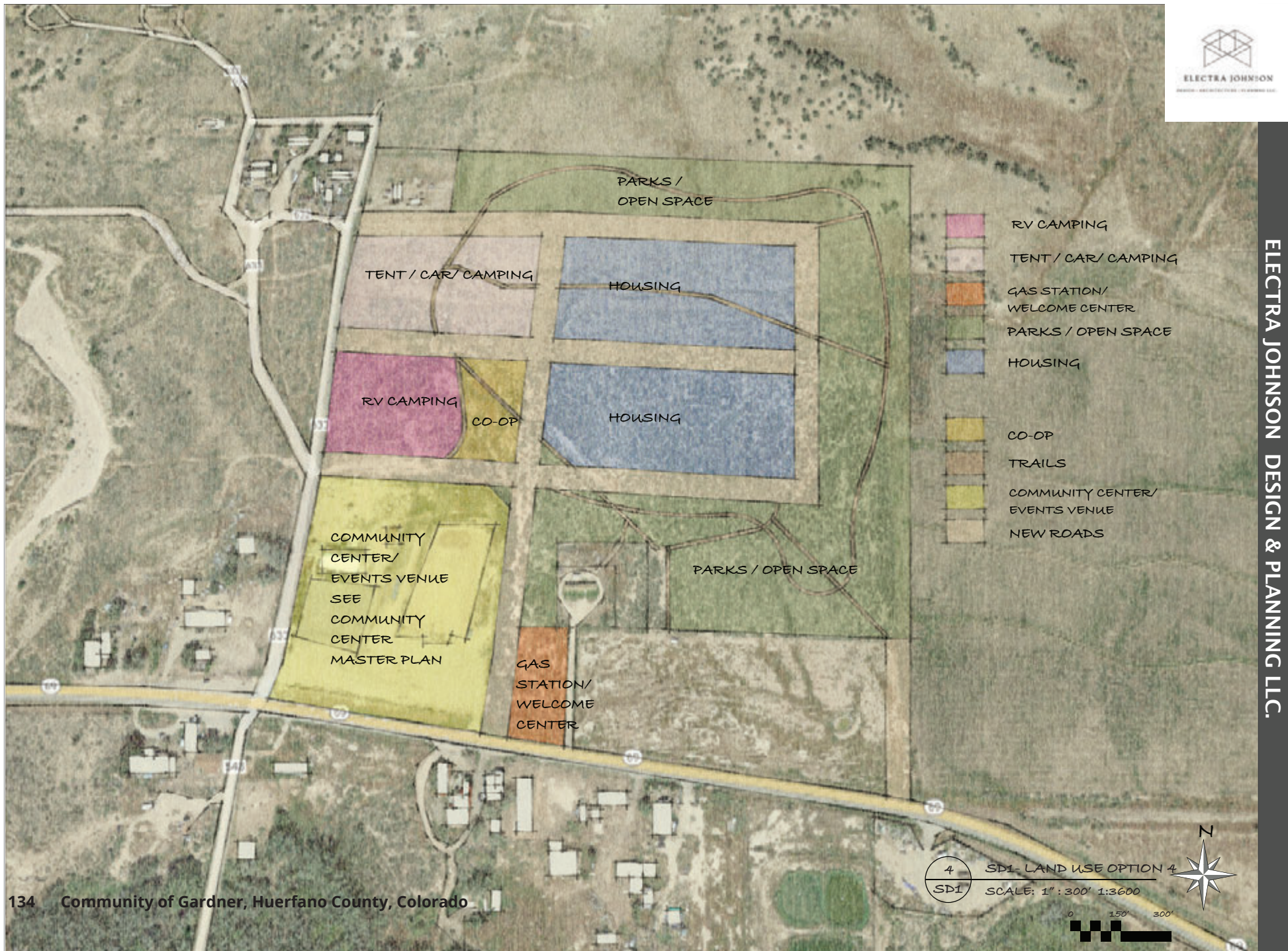
133



# ADDENDUM 3- PRELIMINARY SITE CONCEPT DIAGRAMS



ELECTRA JOHNSON DESIGN & PLANNING LLC.



134 Community of Gardner, Huerfano County, Colorado



# ADDENDUM 4- COOP COMMUNITY WORKSHOP

## OWN THE CHANGE!

### OPEN COMMUNITY EVENT

CO-OP 101: Introduction to cooperative fundamentals and their capacity for change.

**Saturday, August 27, 2022**  
**12:00pm - 3:00pm**  
**Raymond Aguirre Community Center**  
**28 County Road 632**  
**Gardner, CO 81040**

Come and learn about the basics of cooperative businesses and how we, as a community, can fulfill our common economic, social, and cultural needs and goals through cooperation and collective ownership.



## WHAT IS A COOPERATIVE?

A cooperative is a business that is owned and controlled by its members, and operated solely for the benefit of the member-owners.

Co-ops are governed by 7 international principles:



Co-ops can serve all aspects of industry to create a cooperative society:



# ADDENDUM 5- CASE STUDIES

Downtown Colorado, Inc.



## Re:Vision Co Op Mini Study

### WHAT IS RE:VISION?

Established in 2007, Re:Vision was created as a Co Op to serve Southwest Denver, home to some of the city's most economically marginalized communities. Re:Vision works predominantly on food access, however they are also a leader in the community development space.

### PROMOTORAS

What differentiates Re:Vision from other food co ops is their focus on community leadership and training through the Promotora Program. They employ local residents to be trained in urban agriculture, health, and leadership to train other neighbors and peers on food justice and activism. Promotoras has a network organizing framework to ensure community members have multiple methods of participation and agency. This model empowers people to take charge of their lives while helping themselves and others.

### MISSION

Work with people in economically marginalized neighborhoods to develop resident leaders, cultivate community food systems, and create an economy owned by the community.

### FOOD AND GARDENS

Re-Vision has two forms of urban agriculture: community farms and backyard gardening. In partnership with Denver Urban Gardens and CSU Extension, Re:Vision provides free seeds, irrigation, compost, and plants to community members to kickstart a garden in their yard. They also have group plots that different people can use if they do not have a backyard.

With Kaizen Food Rescue, Re:Vision hosts a No Cost Grocery Program twice a week to provide free fresh food.



136 Community of Gardner, Huerfano County, Colorado



Downtown Colorado, Inc.

## Sun Valley Kitchen & Community Center Mini Study



Just south of Mile High Stadium, the Sun Valley Kitchen and Community Center was established in 2014 to provide affordable meals and community building efforts. The area is considered a food desert and the organization has become a community hub for access to fresh and affordable fruits and vegetables.

### Mission Statement

Serve children and families with food and love, while providing a space where residents feel supported, safe and connected.

### Services

#### Restaurant

The restaurant is a part of the use of the commercial kitchen the organization owns. It is open Monday through Friday from 6:30 AM to 1:30 PM and offers consistent, fresh, affordable breakfast and lunch options.



Food Access



Mentorship & Support



Educational Resources



Employment Opportunities



Space to Connect

#### No-Cost Grocery Program

In collaboration with Denver Food Rescue, Sun Valley Community Center offers a bi-weekly food pantry on Wednesdays and Saturdays. Individuals receive 5-7 bags of produce, meat, toiletries, fruit, vegetables, milk, juice, and hot meals prepared in the kitchen. Since the COVID-19 pandemic began, they have served more than 14,000 individuals.

#### Education

One of the cornerstone programs of the organization is cooking classes. Offered for free virtually and in-person, community members can learn how to use fresh food to make healthy and accessible meals. Art, music, and dance classes are also available. In addition, Youth community members can attain employment at 16 and work for the organization and develop their hospitality, cooking, and organization skills.

#### Gathering Space

The Sun Valley Community Center offers a daily space for meeting and connection for the neighborhood. The Center also has certain structured activities such as after school tutoring, monthly neighborhood meetings, and mentorship seminars.





**Local. Organic.  
Exceptional Food.**  
La Montañita Food Coop



Downtown Colorado, Inc.

# La Montañita Food Co-Op Case Study

## What is La Montañita?

La Montañita is a community-owned grocery and regional food distribution center based in Albuquerque, New Mexico. It was formed in 1976 with 300 members. Over the last 45 years, the organization has expanded to serving 16,000 members throughout 4 locations:

- Gallup,
- Albuquerque (x2)
- Santa Fe

The Co-Op offers a grocery store with locally sourced fruit, vegetables, meat, and cheese, but also has deli chefs and catering opportunities. They are committed to ethical business practices and participatory management from both members and Board of Directors.

The stores strive to become a community hub for all. While members do receive more benefits (see below), the store is free for all to shop at. While most food is sourced from New Mexico, if certain goods are not produced in the state the co-op works to find the closest and most socially and environmentally conscious local farm to

Economic Development & Mixed-Use Master Plan

## Mission Statement

**"Provide to our member-owners, at the lowest price possible, exemplary customer service, environmentally sound products, and the highest quality natural and organic food."**

## Seven Principles of the Co-Op

The Co-Op upholds these seven principles throughout their work, stores, and membership ethos:

- Voluntary and Open Membership
- Democratic Member Control
- Member Economic Participation
- Autonomy and Independence
- Education, Training and Information
- Cooperation among Cooperatives
- Concern for Community

Downtown Colorado, Inc.

# Community Land Trusts: Case Study



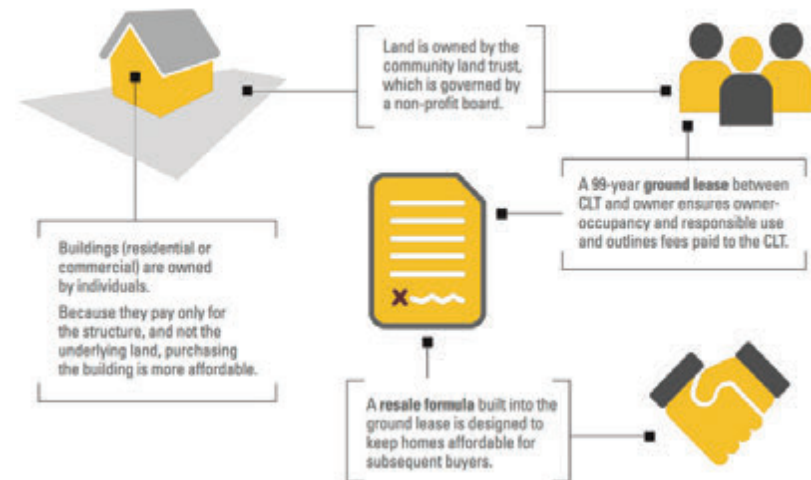
## WHAT IS A COMMUNITY LAND TRUST?

"A community land trust is a nonprofit, community-based organization whose mission is to provide affordable housing in perpetuity by owning land and leasing it to those who live in the houses built on that land."

- The Lincoln Institute

The most expensive part of buying a home, particularly in Colorado, is the land. By purchasing the land and therefore removing it from the value of a home, CLTs create permanently affordable housing and increase the viability of homeownership. CLTs not only offer permanent affordable housing, but also improve community development, planning, and local power.

## COMMUNITY LAND TRUSTS - HOW DO THEY WORK?



Source: City of Austin Strategic Housing Blueprint, <http://www.austintexas.gov/blueprint>

# ADDENDUM 6- CODE OF THE WEST

## THE CODE OF THE WEST

### TO CLARIFY EXPECTATIONS

The Code of the West was first chronicled by the famous western writer Zane Grey. The men and women who came to this part of the country during the westward expansion of the United States were bound by an unwritten code of conduct. The values of integrity and self-reliance guided their decisions, actions, and interactions. In keeping with that spirit, we offer this information to help the citizens of Huerfano County who wish to follow in the footsteps of those rugged individualists by living outside city limits. The body of this document and most of the original wording was taken from a work by John Clarke, a Commissioner for Larimer County, Colorado.

It is important for you to know that life in the country is different from life in the city. County governments are not able to provide the same level of service that municipal governments provide. To that end, we are providing you with the following information to help you make an educated and informed decision when choosing to purchase rural land outside the boundaries of the City of Walsenburg and the Town of La Veta.

The fact that you can drive to your property today does not necessarily guarantee that you, your guests, and emergency service vehicles can achieve that same level of access at all times. Please consider:

### ACCESS

Emergency response times (sheriff, fire suppression, medical care, etc.) cannot be guaranteed. Under some extreme conditions, you may find that emergency response is extremely slow and expensive.

There can be problems with the legal aspects of access, especially if you gain access across property belonging to others. It is wise to obtain legal advice and understand the easements that may be necessary when these types of questions arise.

You can experience problems with the maintenance and cost of maintenance of your road. Huerfano County maintains 675.23 miles of roads, but many rural properties are served by private and public roads which are maintained by individuals or by private road associations. Additionally, there are many miles of county roads that are not maintained by the county – no grading or snow plowing. There are even some public roads that are not maintained by anyone. Make sure you know what type of maintenance to expect and who will provide that maintenance.

Extreme weather conditions can destroy roads. Many roads were not built to current standards, and the combination of the weather and increased loading will result in high maintenance costs.

Many large construction vehicles cannot navigate small, steep, narrow roads. If you plan to build, it is prudent to check out construction access.

School buses travel only on maintained county roads that have been designated as school bus routes by the school district. You may need to drive your children to the nearest county road so they can get to school.

In extreme weather, even county maintained roads can become impassable. You may need a four wheel drive vehicle with chains for all four wheels to travel during those episodes, which could last for several days.

Natural disasters, especially floods, can destroy roads. A dry creek bed can become a raging torrent and wash out roads, bridges, and culverts. The repairs of these private roads are the responsibility of the landowners who use those roads. Huerfano County by law can only repair and maintain roads in the County Road system.

Unpaved roads generate dust when traffic reaches specific levels. As a rule Huerfano County does not treat county roads to suppress the dust. Dust is a fact of life for most rural residents. If you reside near an unpaved Huerfano County road, you may be able to obtain a permit from the Road and Bridge Department to treat the road for dust suppression using a county approved contractor at your expense.

If your road is unpaved, it is highly unlikely that Huerfano County will pave it in the foreseeable future. Check carefully with the Huerfano County Road and Bridge Department when any statement is made by the seller of any property that indicates any unpaved roads will be paved.

Unpaved roads are not always smooth and are often slippery when they are wet. You will experience an increase in vehicle maintenance costs when you regularly travel on rural county roads.



Mail delivery is not available to all areas of the county. Ask the postmaster to describe the system for your area. Newspaper delivery is similarly not always available to rural areas. Check with the newspaper of your choice before assuming you can get delivery. Standard parcel and overnight package delivery can be a problem for those who live in the country. Confirm with the service providers as to your status.

## UTILITIES

Water, sewer, electric, telephone, trash pick-up, and other services may be unavailable or may not operate at urban standards. Repairs can often take much longer than in towns and cities. Please review your options from the non-exhaustive list below:

Telephone communications can be a problem, especially in the mountain areas; and the eastern plains areas of Huerfano County. If you have a private line, it may be difficult to obtain another line for fax or computer modem uses. Even cellular phones will not work in all areas.

Outside of water and sanitation districts, sewer service is not available to your property. It also may be expensive to maintain the system you use.

If sewer service is not available, you will need to use an approved on-site septic system or other treatment process. The type of soil you have available for a leach field will be very important in determining the cost and function of your system. Have the system checked by a reliable sanitation firm and ask for assistance from the Las Animas-Huerfano Counties District Health Department.

If you have access to a supply of treated domestic water, the tap fees can be expensive. You may also find that your monthly cost of service can be costly when compared to municipal systems.

If you do not have access to a supply of treated domestic water, you will have to locate an alternative supply. The most common sources of water in rural areas are private wells. Private wells are regulated by the Colorado State Engineer. The cost for drilling and pumping can be considerable. The quality and quantity of well water can vary considerably from location to location and from season to season. It is strongly advised that you research this issue very carefully.

Not all wells can be used for watering of landscaping and/or livestock. If you have other needs, make certain that you have the proper approvals before you invest. It may also be difficult to find enough water to provide for your needs even if you can secure the proper permit.

Electric service is not available to every area of Huerfano County. It is important to determine the proximity of electrical power. It can be very expensive to extend power lines to remote areas.

It may be necessary to cross property owned by others in order to extend electric service to your property in the most cost efficient manner. It is important to make sure that the proper easements are in place to allow lines to be built to your property.

Electric power may not be available in two phase and three phase service configurations. If you have special power requirements, it is important to know what level of service can be provided to your property.

If you are purchasing land with the plan to build at a future date, there is a possibility that electric lines (and other utilities) may not be large enough to accommodate you if others connect during the time you wait to build.

The cost of electric service is usually divided into a fee to hook into the system and then a monthly charge for energy consumed. It is important to know both costs before making a decision to purchase a specific piece of property.

Power outages can occur in outlying areas with more frequency than in more developed areas. A loss of electric power can also interrupt your supply of water from a well. You may also lose food in freezers or refrigerators and power outages can cause problems with computers as well. It is important to be able to survive for up to a week in severe cold with no utilities if you live in the country.

Trash removal can be much more cumbersome and expensive in a rural area than in a city. It is illegal to create your own trash dump, even on your own land. It is good to know the cost for trash removal as you make the decision to move into the country. In some cases, your only option may be to haul your trash to a solid waste transfer station (Gardner) yourself or a landfill (Trinidad; Pueblo; Westcliffe). Recycling is currently available in Walsenburg and La Veta.

The State of Colorado has laws which prohibit and/or restrict the open burning of trash and yard debris. You will need to contact the applicable local fire protection District and the Las Animas-Huerfano Counties District Health Department to determine your ability to burn these types of materials on your property.

# ADDENDUM 6- CODE OF THE WEST

## THE PROPERTY

There are many issues that can affect your property. It is important to research these items before purchasing land.

Construction of most buildings in Huerfano County requires county issued building permits. Depending on the building location and use, other permits and approvals may also be required, such as conditional use, zone change, or subdivision approval. You should verify all permits required by contacting the Huerfano County Building Inspector. Not all lots or parcels are buildable. The Huerfano County Assessor has many parcels that are separate for the purpose of taxation that are not legal lots in the sense that a building permit will not be issued. You must check with the Huerfano County Planning Department to know that a piece of land can be built on.

Easements may require you to allow construction of roads, power lines, water lines, sewer lines, etc. across your land. There may be easements that are not of record. Check these issues carefully.

You may be provided with a plat of your property, but unless the land has been surveyed and pins placed by a licensed surveyor, you cannot assume that the plat is accurate. Fences that separate properties are often misaligned with the property lines. A survey of the land is the only way to confirm the location of your property lines. A 'historic' fence may define property ownership and take precedence over a 'legal' survey.

Many subdivisions and planned unit developments have covenants that limit the use of the property. It is important to obtain a copy of the covenants (or confirm that there are none) and make sure that you can live with whose rules. Also, a lack of covenants can cause problems with neighbors. Huerfano County does not become involved in the enforcement of covenants.

Homeowners Associations (HOAs) are required to take care of common elements, roads, open space, etc. A dysfunctional homeowners association or poor covenants can cause problems for you and even involve you in expensive litigation.

Dues are almost always a requirement for those areas with a HOA. The by-laws of the HOA will tell you how the organization operates and how the dues are set.

The surrounding properties will probably not remain as they are indefinitely. You can check with Huerfano County Planning Department to find out how the properties are zoned, find out what kind of buildings and uses are allowed, and to see what future developments may be in the planning stages. The view from your property may change. The current Huerfano County Land Development Guide is available for review at the Spanish Peaks Library and La Veta Public Library.

The development of lots or portions of lots may be affected by geological hazards, frequent flooding, wetlands, streams, rivers, and lakes. Additionally, priority fish and/or wildlife habitats and species may limit the type and location of development you may perform on your property. Development constraints, extra costs, special studies and/or permits may be required for development of lots or portions of lots affected by the above physical characteristics and attributes.

The location of a new residence is a particularly important decision because it is so permanent. Recent arrivals often build their homes on the highest ridge or hilltop on their property. However, what they may not realize is that the farther they can see from their picture window, the farther their home can be seen by others. Weather conditions, like wind and snow, can affect your utility expenses if your residence is out in the open and subject to the elements.

When well designed and properly installed, outdoor lighting can be very useful in improving visibility and safety and creating a sense of security, while at the same time minimizing energy use and operating costs. If outdoor lighting is not well designed and properly installed, it can be costly, inefficient, glaring and harmful to the nighttime environment. Poorly designed or poorly installed lighting can cause a great deal of glare that can severely hamper the vision of pedestrians, cyclists, and drivers, creating a hazard rather than increasing safety. Glare occurs when you can see light directly from the fixture (or bulb). Unshielded and overlamped outdoor lighting shines onto neighborhood properties and into bedroom windows, reducing privacy, hindering sleep, and creating an unattractive look to the area. Much of our outdoor lighting wastes energy because it is not well designed. This waste results in high operating costs and increased environmental pollution from the extra power generation needs. We waste over a billion dollars a year in the United States alone lighting up the sky at night. A large fraction of poor lighting shines directly upwards, creating the adverse sky glow above our cities that washes out our view



of the dark night sky, taking away an important natural resource. In addition to the cost savings, less sky glow will allow future generations to enjoy the beauty of the stars, and children will be inspired to learn and perhaps to enter the field of science.

If you have a ditch running across your property, the owners of the ditch have the right to come onto your property with heavy equipment to maintain the ditch and to access the ditch and the water source. The water flowing in irrigation ditches belongs to someone. You cannot assume that because the water flows across your property, you can use it. Flowing water can be a hazard, especially to young children. Before you decide to locate your home near an active ditch, consider the possible danger to your family. Ditch owners are not legally responsible for accidents. Also, flow levels may be changed abruptly without warning. Irrigation ditches tend to raise the groundwater level. Be sure to check if there is a seasonal groundwater fluctuation that may affect your basement or well.

## MOTHER NATURE

Residents of the county usually experience more problems when the elements and earth turn unfriendly. Here are some thoughts for you to consider.

The physical characteristics of your property can be positive and negative. Trees are a wonderful environmental amenity, but can also involve your home in a forest fire. Building at the top of a forested draw should be considered as dangerous as building in a flash flood area. "Defensible perimeters" are very helpful in protecting buildings from forest fire and, conversely, can protect the forest from igniting if your house catches on fire. If you start a forest fire, you are responsible for paying for the cost of extinguishing that fire. For further information, you can contact the applicable local Fire District.

Steep slopes can slide in unusually wet weather. Large rocks can also roll down steep slopes and present a great danger to people and property. Expansive soils can buckle concrete foundations and twist steel I-beams. You can determine the soil conditions on your property if you have a soil test performed, or consult a geologist or geotechnical engineer.

North facing slopes or canyons rarely see direct sunlight in the winter. There is a possibility that snow will accumulate and not melt throughout the winter. The topography of the land can tell you where the water will go in the case of heavy precipitation. When property owners fill in ravines, they have found that the water that drained through that ravine now drains through their house. Low areas will collect water when snow melts or large rain events occur. Take your property's topography into account when siting structures and other development.

A flash flood can occur, especially during the summer months, and turn a dry gully into a river. It is wise to take this possibility into consideration when developing your property or building.

Spring run-off can cause a very small creek to become a major river. Many residents use sandbags to protect their homes. The county does not provide sandbags, equipment, or people to protect private property from flooding.

Nature can provide you with some wonderful neighbors. Most, such as deer and eagles are positive additions to the environment. However, even "harmless" animals like deer can cross the road unexpectedly and cause traffic accidents. Rural development encroaches on the traditional habitat of coyotes, bobcats, mountain lions, rattlesnakes, prairie dogs, bears, mosquitoes, and other animals that can be dangerous and you need to know how to deal with them. In general, it is best to enjoy wildlife from a distance and know that if you do not handle your pets and trash properly, it could cause problems for you and the wildlife. The Colorado Division of Wildlife has many free publications to help educate you about rural living.

Many areas in Huerfano County are open for hunting. Hunting, while providing recreational opportunities, is a tool for managing wildlife populations. It also involves individuals who may trespass, litter, and fire guns. Don't assume that adjacent property is a 'no shooting' area.

# ADDENDUM 6- CODE OF THE WEST

## AGRICULTURE

The people who tamed this wild land brought water to the barren, arid east slope of the Sangre de Cristo Mountain through an ingenious system of water diversion. This water has allowed agriculture to become an important part of our environment. Owning rural land means knowing how to care for it. There are few things you need to know:

It is possible that adjoining agriculture uses can disturb your peace and quiet.

Land preparation and other operations can cause dust, especially during windy and dry weather.

Farms occasionally burn their ditches to keep them clean of debris, weeds and other obstructions. This burning creates smoke that you may find objectionable. Chemicals are often used to grow crops. You may be subject to spray drift or over spray. You may be sensitive to these substances and many people actually have severe allergic reactions. Many of these chemicals are applied by airplanes that fly early in the morning.

Animals and their manure can cause objectionable odors. What else can we say?

Agriculture is an important business in Huerfano County. If you choose to live among the farms and ranches of our rural countryside, do not expect county government to intervene in the normal day-to-day operations of your agribusiness neighbors. In fact, Colorado has "Right to Farm" legislation that protects farmers and ranchers from nuisance and liability lawsuits. It enables them to continue producing food and fiber.

The State of Colorado has an open range law. This means that if your property is located in an open range and you do not want cattle, sheep or other livestock on your property, it is your responsibility to fence them out. It is not the responsibility of the rancher to keep his/her livestock off your property.

Before buying land you should know if it has noxious weeds that may be expensive to control and you may be required to control. Some plants are poisonous to horses and other livestock. In July 1990, the Colorado Legislature passed a bill commonly called the 'Colorado Weed Management Act.' This weed bill requires all landowners to manage 'undesirable plants which present a threat to the continued economic and environmental value of the lands of the state'.

Animals can be dangerous. Bulls, stallions, rams, boars, etc. can attack human beings. Children need to know that it is not safe to enter pens where animals are kept.

Huerfano County receives an average of between 12-14 inches of precipitation per year. As a result, we have a problem with overgrazing and fugitive dust. Without irrigation, grass does not grow very well. There is a limit to the amount of grazing the land can handle. The Huerfano County Cooperative Extension office can help you with these issues.

## IN CONCLUSION

Even though you pay property taxes to the county, the amount of tax collected does not cover the cost of the services provided to rural residents. In general, tax revenues derived from oil and gas production, commercial, industrial, agricultural, and forest uses and activities in the County subsidize the lifestyle of those who live in the country by making up the shortfall between the cost of services and the revenues received from rural dwellers. This information is by no means exhaustive. There are other issues that you may encounter that we have overlooked and we encourage you to be vigilant in your duties to explore and examine those things that could cause your move to be less than you expect. We at Huerfano County have offered these comments in the sincere hope that they can help you enjoy your decision to reside in the country. It is not our intent to dissuade you, only to inform you. If you have any questions, please do not hesitate to call us.

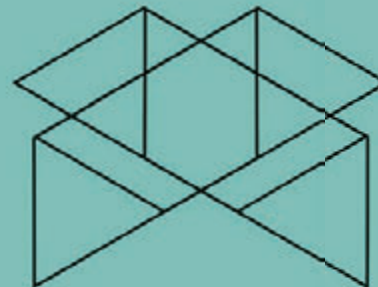








# THANK YOU



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